

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 30, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gibson,  
Harcourt, Kennedy, Marzari,  
Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCES

The Mayor noted the death on Friday, May 19, 1978, of Dr. Henry Bryson, Director of Permits and Licenses, and noted that Dr. Bryson joined the City in 1948 and served as Director of Environmental Health Services until July, 1965, when he was appointed by Council to form a new department of Permits and Licenses. The Mayor stated that Dr. Bryson devoted himself tirelessly to the development of the new department, and its success today is a tribute to his effectiveness.

A moment of silence was observed.

The Mayor also noted the recent passing of Mr. Frank Stanzl, a construction contractor in the City, stating that his death is a great loss to the City of Vancouver. The Mayor advised he would be sending condolences to the family.

'IN CAMERA' MEETING

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,  
SECONDED by Ald. Marzari,

THAT the Minutes of the following meetings be adopted:

Regular Council (Except 'In Camera') - May 16, 1978  
Special Council (Public Hearing) - May 16, 1978  
Special Council (Court of Revision) - May 18, 1978.

(Amended)

MOVED by Ald. Puil in amendment,  
SECONDED by Ald. Harcourt,

THAT the Minutes of the Regular Council meeting of May 16, 1978, be amended to show Alderman Puil as opposed to the grant to the Vocational Counselling Service on page 15.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson in amendment,  
SECONDED by Ald. Harcourt,

THAT the Minutes of the Regular Council meeting of May 16, 1978, be amended on page 7 with respect to Alderman Gibson's motion on Cedar Cottage N.I.P. Appropriations, by deleting the word "City's" in the third line and "of \$13,326.28" in the following line.

- CARRIED UNANIMOUSLY

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Adoption of Minutes  
(cont'd)

The motion of Alderman Bellamy, as amended, was put and CARRIED UNANIMOUSLY.

Lighting for Television  
Coverage in Council Chamber

Mr. Dave Looy of C.B.C. explained to Council the lighting in the Chamber this day is a demonstration of lighting levels necessary for television coverage of Council meetings and that the approximate cost of a permanent installation of the lighting would be \$1,500.00.

The Mayor and at least two members of Council expressed concern that the lighting levels were distracting and too bright.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Harbour Park - Progress  
and Current Proposals

The Council heard a report reference from representatives of two organizations which have proposals for the redevelopment of the Harbour Park site at the Georgia Street entrance to Stanley Park.

Mr. W.D. Moore, President and Director of the B.C. Forest Foundation and Mr. D.G. Evans, with the assistance of their architect, spoke to their proposal for the development of a \$6 million forest-related exhibit and public education centre and children's forest park on the Harbour Park site.

Mr. J.J. Munroe of the International Woodworkers' of America, also a director of Foundation, spoke in support and a letter dated May 26, 1978, from the National Harbours Board was noted in approval.

Council also heard representations from Mr. B. Prest, Mr. B. Guerin and Mr. D. Smith on behalf of the Vancouver Native Indian Development Village, who spoke to their brief dated May 26, 1978, containing a proposal for the development of a native Indian village on the Harbour Park site. Details of the plan were explained by architect, Mr. A. Price.

The Mayor advised he had received a telephone call and a letter from architect, Mr. A. Boyd, expressing interest in the site on behalf of another developer.

A representative of the West End & Downtown Ratepayers' Association addressed Council referring to the Association's brief dated May 25, 1978, in which the Association questioned the wisdom of alienating such expensive City-owned property in perpetuity or for any long term, and suggesting that control should remain with the City or the Park Board.

cont'd....

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REPORT REFERENCE (cont'd)

Harbour Park - Progress  
and Current Proposals (cont'd)

A representative of the Save the Entrance to Stanley Park Committee presented a brief dated May 30, 1978, (copy on file in the City Clerk's Office), which stated the Committee is opposed to preferential treatment to any economic or cultural group on the Harbour Park site and that a meadow/marina concept for the area should be investigated further by Council.

Commissioner Ian Bain, Chairman of the Park Board, submitted a brief urging that Council defer any endorsement until the public has been canvassed, such canvassing to include displays and public information meetings and enquiring whether the City would agree that the development proposals could better be situated at alternate locations.

Council had before it for consideration a Manager's report dated May 24, 1978, in which the Director of Planning reports on the development proposals. Such report stated in summary:

"PURPOSE

This report is to bring City Council up-to-date with the work that has proceeded from resolutions adopted December 13, 1977 and to describe three current development proposals, namely the British Columbia Forest Centre, the Native Indian Development Village and the Harbour Ferries Marina.

CONSIDERATION

The Director of Planning submits the following for the consideration of Council:

1. That Council hear submissions this day by the British Columbia Forest Centre Foundation and The Native Indian Development Village Society.
2. That the British Columbia Forest Foundation and the Vancouver Native Indian Development Village Society be asked to determine whether joint use of the site is feasible.
3. That Council seek the opinions of various public groups and the Board of Parks and Recreation before proceeding.
4. That Council direct that the Director of Planning in conjunction with the City Engineer and the Director of Finance, report on the costs, benefits, financial implications and economic viability of each of the alternative development concepts; or  
as an alternative to (2), (3) and (4), Council may adopt (5) and (6).
5. That after hearing the submissions Council may:
  - (i) Consider "approval in principle" or indication of preference for either the British Columbia Forest Centre or the Native Indian Development Village proposal, or
  - (ii) If proponents of the Forest Centre and Native Development Village are agreeable, consider combined institutional proposal including a marina, or
  - (iii) Reject both institutional proposals in favour of a developed interim meadow/marina scenario.
6. That the Director of Planning, Director of Finance and City Engineer be instructed to report back on implementation measures.
7. That Council defer decision on the marina size and its method of operation until a future date subject to resolution of use and design of the land based development."

cont'd....

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REPORT REFERENCE (cont'd)

Harbour Park - Progress  
and Current Proposals (cont'd)

The City Manager RECOMMENDS approval of the above points (1) and (7):

(1) Hearing the delegations and receiving their submission.

(7) Deferring decision on the marina.

The City Manager submits for CONSIDERATION the choice between

either (2), (3), (4), a procedure deferring a decision for further input from the public, the Parks Board and our officials;

or (5) and (6), a procedure involving approval in principle now with report back on implementation measures.

MOVED by Ald. Kennedy,

THAT Council seek the opinions of various public groups and the Board of Parks and Recreation before proceeding.

(Deferred)

MOVED by Ald. Harcourt,

THAT the foregoing motion of Alderman Kennedy be deferred pending administrative reports.

- CARRIED

(Alderman Ford opposed)

MOVED by Ald. Kennedy,

THAT Council direct that the Director of Planning, in conjunction with the City Engineer and the Director of Finance, report on the costs, benefits, financial implications and economic viability of each of the alternative development concepts.

- CARRIED

(Aldermen Marzari and Rankin opposed)

The Mayor directed the City Engineer to report on traffic implications.

MOVED by Ald. Ford in amendment,

THAT the following words be added to Alderman Kennedy's motion:

"and that the report be referred to the Standing Committee on Planning and Development at which time opinions of community groups could be heard by the Committee."

- LOST

(Aldermen Bellamy, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

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CIVIC RECOGNITION - Mr. W. Orson Banfield

At this point in the proceedings, former Alderman - Mr. W. Orson Banfield, was formally granted the Freedom of the City. Mayor Volrich paid tribute to Mr. Banfield's service to the citizens of the City and presented him with an illuminated scroll, a gold medallion and a free parking plaque. Mr. Banfield responded in appreciation.

Alderman Marzari presented a bouquet of flowers to Mrs. Banfield.

(At this point in the proceedings, Alderman Kennedy left the meeting.)

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The Council recessed at approximately 4:20 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at approximately 4:55 p.m. with the same members present with the exception of Alderman Kennedy.

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COMMUNICATIONS OR PETITIONS

1. Request for Council Support in  
Opposition of Development of  
Neutron Bomb

In a letter dated May 16, 1978, the British Columbia Peace Council requested to appear before Council to ask endorsement of the following proposed resolution:

"Whereas the Neutron bomb represents a dangerous escalation of the nuclear arms race;

Whereas it cannot be justified by the argument that it destroys only living beings and not installations;

Whereas international security must be preserved by agreed disarmament by all countries;

Whereas the Parliaments of four NATO nations, The Netherlands, Denmark, Norway and Iceland have passed resolutions rejecting the neutron bomb;

Whereas the United Nations will hold a Special Assembly on Disarmament in May and June of 1978;

Therefore be it resolved that the Vancouver City Council respectfully urge the Prime Minister and Parliament of Canada to oppose the deployment of the Neutron bomb by NATO and to ask President Carter to stop its production."

MOVED by Ald. Harcourt,  
THAT the aforementioned resolution be endorsed.

- CARRIED UNANIMOUSLY

Regular Council, May 30, 1978 . . . . . 6

COMMUNICATIONS OR PETITIONS (cont'd)

2. 1978 Supplementary Capital Request  
Board of Parks and Recreation

Council considered the following letter dated May 17, 1978, from the Board of Parks and Recreation:

"At its meeting of May 2, 1978, City Council considered the Park Board 1978 Supplementary Capital Requests and resolved:

"that the Park Board be requested to report back to Council on items to be included in their lump sum amount of \$1,500,000 prior to proceeding with any projects."

The Park Board has reviewed the 1978 Capital Allocations within the prescribed \$1,500,000 funding limit and submit the attached Category Allocations for the information of Council Members.

The Park Board will endeavour to integrate the \$1,500,000 approved funding with all other existing funding opportunities to maximize public benefits throughout the system. However, the funding limit will necessarily restrict many desired capital activities and result in the dropping of a number of proposed works."

MOVED by Ald. Harcourt,

THAT the foregoing letter from the Board of Parks and Recreation be received.

- CARRIED UNANIMOUSLY

(The Category Allocations referred to in the above letter are on file in the City Clerk's Office)

3. Proposed Provincial Urban  
Transit Authority

Council had before it for consideration a letter dated May 26, 1978, from the Chairman of the Special Council Committee on the Disabled requesting Council urge the Minister of Municipal Affairs to include an advocate for the handicapped and elderly on the proposed Provincial Urban Transit Authority.

MOVED by Ald. Ford,

THAT City Council make representation to the Minister of Municipal Affairs accordingly.

- CARRIED

(Alderman Puil opposed)

4. Job Opportunities

Under date of May 26, 1978, the Chairman of the Special Council Committee on the Disabled, submitted the following letter:

"At its meeting on May 1, 1978 the Special Council Committee on the Disabled considered a news release from UBCM regarding discussions which have occurred on unemployment levels, job creation and the Provincial Youth Employment Program for 1978 announced by the Provincial Government in February.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Job Opportunities  
(cont'd)

The UBCM Executive are preparing a submission to the Provincial Government on the creation of job opportunities and long term employment in municipalities and regional districts and are requesting opinions and suggestions from various Boards and Committees in this regard.

Following discussion, the Committee resolved:

"THAT City Council respond to the UBCM with suggestions for projects in which handicapped persons could be employed such as surveys and studies on

- public building accessibility
- street ramping
- transportation

and other matters pertaining to environmental improvements for handicapped persons."

MOVED by Ald. Ford,

THAT the Director of Social Planning prepare a report to Council along the lines requested in the letter to Council dated May 26, 1978, from the Chairman of the Special Council Committee on the Disabled, to assist the Council in taking action on the Committee's request.

- CARRIED UNANIMOUSLY

5. I.C.B.C. Coverage for  
Taxi Drivers

In a letter dated May 26, 1978, the Chairman of the Special Council Committee on the Disabled advised that the Committee, on May 1, 1978, resolved that Council request I.C.B.C. to include third person liability in Autoplan coverage for taxi drivers in order that taxi drivers may assist passengers between taxis and residences.

MOVED by Ald. Ford,

THAT City Council request I.C.B.C. to include third person liability in Autoplan coverage for taxi drivers for the purpose of assising passengers between taxis and residences.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT  
MAY 26, 1978

Works & Utility Matters  
(May 26, 1978)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Energy Conservation Project
- Cl. 2: Tender - Motor Graders
- Cl. 3: Paving of Section of South By-Pass Through  
B.C. Hydro Lands
- Cl. 4: Tender for Painting Steel Poles & Attachments
- Cl. 5: Watermain Installations - 1978 Capital Budget

Clauses 1, 2, 3 and 5

MOVED by Ald. Gibson,

THAT Clause 1 be received for information and the recommendations of the City Manager contained in Clauses 2, 3 and 5 be approved.

- CARRIED UNANIMOUSLY

Tender for Painting Steel Poles  
& Attachments (Clause 4)

MOVED by Ald. Gibson,

THAT consideration of this Clause be deferred pending the hearing of delegations by Mr. J. Santos, J.S. Painting Co. Ltd., and Mr. G. Wiezoreck, West Coast Painting Co. Ltd., as requested.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(May 26, 1978)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Downtown Eastside N.I.P. - Improvements to  
Oppenheimer Park
- Cl. 2: Mt. Pleasant N.I.P. - Skateboard Run Project  
on South China Creek Park
- Cl. 3: Riley Park N.I.P. - Multi-Purpose Hard Surface  
Play Facility at Wolfe School
- Cl. 4: D.P.A. - 3200 East 54th Avenue (Champlain Mall)
- Cl. 5: Alleged Fourplexes - 2200 Block West 13th, West  
14th and West 15th Avenues
- Cl. 6: Champlain Heights - Enclave 1

Clauses 1, 3 and 4

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in Clauses 1, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Mt. Pleasant N.I.P. - Skateboard Run  
Project on South China Creek Park  
(Clause 2)

When considering this Clause, reference was made to a letter from Ms. Rosemary Brown, MLA, supporting this skateboard run project.

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....



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CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters  
(May 26, 1978) (cont'd)

Alleged Fourplexes - 220 Block West 13th,  
West 14th and West 15th Avenues (Clause 5)

MOVED by Ald. Rankin,

THAT the City Manager explore the advisability of the City revising its by-laws to put more control on the design of single family housing.

- CARRIED

(Aldermen Bellamy, Brown and Puil opposed)

MOVED by Ald. Puil,

THAT the City Manager undertake a survey of a sample of recently-constructed pseudo duplexes within the City to find out how they are occupied, for report to Council.

- CARRIED

(Aldermen Ford, Marzari and Rankin opposed)

Champlain Heights - Enclave 1  
(Clause 6)

MOVED by Ald. Puil,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters  
(May 26, 1978)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Downtown Parking Corporation - Capital Expenditures
- Cl. 2: Pedestrian Access through Pacific Centre Garage from Toronto-Dominion Bank Tower to Court House - Agreement Extension
- Cl. 3: Alterations to Council Chamber - Public Address System
- Cl. 4: Federal Employment Program Canada Works (Phase III)
- Cl. 5: Investment Matters (Various Funds) April 1978
- Cl. 6: Funding for Long Term Care Program
- Cl. 7: Increasing Demand for Home Care Services

Clauses 1 and 2

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Alterations to Council Chamber -  
Public Address System (Clause 3)

MOVED by Ald. Gibson,

THAT Council authorize the City Engineer to improve the quality of the Council Chamber recording system by adding "voicegates" to the microphones at a cost of \$1,000.00.

- CARRIED

(Aldermen Brown and Puil opposed)

cont'd....

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CITY MANAGER'S REPORTS (cont'd)

Finance Matters  
(May 26, 1978) (cont'd)

Alterations to Council Chamber -  
Public Address System (cont'd)

MOVED by Ald. Gibson,

THAT Council authorize the City Engineer to improve the sound for the public area under the balcony in the Council Chamber at a cost of \$5,500.00.

- LOST

(Aldermen Bellamy, Brown, Ford, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

Federal Employment Program Canada  
Works (Phase III) (Clause 4)

MOVED by Ald. Brown,  
THAT

- (a) The City participate in the Federal Employment Program Canada Works (Phase III) to a maximum of \$115,000.00, the source of which will be contingency reserve.
- (b) The Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Job Creation and to establish priorities among the projects.
- (c) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required.

- CARRIED UNANIMOUSLY

Investment Matters (Various Funds)  
April 1978 (Clause 5)

MOVED by Ald. Bellamy,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 6 and 7

MOVED by Ald. Gibson,

THAT the recommendations of the City Manager contained in Clauses 6 and 7 be approved.

- CARRIED UNANIMOUSLY

Property Matters  
(May 26, 1978)

The Council considered this report which contains twelve clauses identified as follows:

- Cl. 1: Demolitions - 1937-39, 1943, 1949, 1953 West 2nd Avenue, 1897 Burrard and 2898 East 22nd Avenue
- Cl. 2: Lease Assignment to B.C. Buildings Corporation
- Cl. 3: Expropriation for Highway Purposes - Block bounded by Kaslo, Franklin, Pandora and Renfrew
- Cl. 4: Rental Review Clause - Cafeteria and Lunch Room Lease City of Vancouver and C.N.I.B. (Caterplan Services)
- Cl. 5: Removal of Building - 2743-45 Point Grey Road
- Cl. 6: Rent Review - City-owned Lot - E/S 1400 Block Howe
- Cl. 7: Rent Review - Commercial Drive Street End north of Powell
- Cl. 8: Burrard Street Widening - Purchase of Portion of 1795 West Broadway

cont'd....

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CITY MANAGER'S REPORTS (cont'd)

Property Matters  
(May 26, 1978) (cont'd)

- Cl. 9: Consent of Assignment of Lease - 802 Pacific
- Cl. 10: Burrard Street Widening - Purchase of Portion of 1720 and 1770 Burrard Street
- Cl. 11: Rent Review - Dan Can Manufacturing Co. Ltd., 260 Northern Street
- Cl. 12: Extension Request - Agreement for Sale - N/S East Georgia between Jackson and Princess

Clauses 1 to 11 inclusive

MOVED by Ald. Harcourt,

THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 be approved.

- CARRIED UNANIMOUSLY

Extension Request - Agreement for Sale  
N/S East Georgia between Jackson and  
Princess (Clause 12)

The City Manager advised that the purchasers of this property have forwarded a cheque for the outstanding taxes and interest. In addition, they have requested an extension of the due date June 30, 1978, rather than June 19th as stated in the City Manager's report.

MOVED by Ald. Rankin,

THAT Council approve an extension of the due date on the installments to the City on the sale of Lot 30, Block 85, D.L.'s 181 and 196, with interest payable on the outstanding principle at a rate of 12%, subject to payment in full of all amounts due to the City by June 30, 1978;

FURTHER THAT, if the account remains unpaid at June 30, 1978, the Director of Legal Services be authorized to immediately take whatever action may be necessary to protect the City's interests.

- CARRIED UNANIMOUSLY

B. Chinatown Historic Area Streetscape  
Improvement Project - Senior  
Government Financial Assistance

MOVED by Ald. Ford,

THAT this report of the City Manager dated May 23, 1978, be referred to the Heritage Advisory Committee to meet with the Chinatown Historic Area Planning Committee to prepare a satisfactory proposal.

- CARRIED

(Aldermen Bellamy, Harcourt, Puil and the Mayor opposed)

C. Rezoning Application - N/W Corner  
67th Avenue and Hudson Street

MOVED by Ald. Harcourt,

THAT consideration of this Manager's report dated May 26, 1978, be deferred pending the hearing of delegation by Mr. F.J. Collins, the applicant, as requested.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S REPORTS (cont'd)

D. Consent of Assignment of Lease  
Air Space over 1000 Block West  
Hastings Street

MOVED by Ald. Brown,

THAT the recommendation of the City Manager contained in this report dated May 25, 1978, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

6. City's Contribution to the  
Celebration of "Canada Week"

Earlier in the proceedings, Council deferred consideration of a memorandum dated May 30, 1978, from the Mayor on the City's contribution to the celebration of "Canada Week". In his memorandum, the Mayor recommended that Council approve allocation of a maximum of \$7,000 to cover the costs of a theatre tent, scaffold seating, electrical power installation, etc., opening ceremonies and reception. The Mayor further recommended that:

- (a) The Engineering Department provide appropriate street banners and flags in and around the entrances to Stanley Park.
- (b) The Police Department provide suitable motorcycle and/or mounted escort in connection with the special train which will be circulating in the Park for the week.

Mr. J. Pearkes of the Canada Day Committee addressed Council and explained that due to delays in obtaining Federal and Provincial funding, the Committee was unable to submit an earlier request to Council for funding.

MOVED by Ald. Rankin,

THAT Council approve the allocation of a maximum of \$7,000 to cover costs associated with "Canada Week" as outlined in the attachment to the Mayor's memorandum of May 30, 1978;

FURTHER THAT

- (a) The Engineering Department provide appropriate street banners and flags in and around the entrances to Stanley Park;
- (b) The Police Department provide suitable motorcycle and/or mounted escort in connection with the special train which will be circulating in the Park for the week.

- CARRIED

(Aldermen Brown and Marzari opposed)

STANDING COMMITTEE REPORTS

I. Report of Standing Committee  
on Planning and Development,  
May 18, 1978

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Monthly Status of Rezoning Applications
- Cl. 2: Granville Street - Nelson to Granville Bridge  
Provision of Additional Litter Containers
- Cl. 3: Strathcona - Planning Process & City-owned Lands  
located West of Hawks between Prior and Malkin
- Cl. 4: Kingsway Task Force Study Report
- Cl. 5: The R.R.A.P. - Program Design Changes

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Harcourt,  
THAT the recommendations of the Committee contained in  
Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Community Services,  
May 18, 1978

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Boat Daycare Centre Property
- Cl. 2: Fire By-law Upgrading - Hotel Vancouver
- Cl. 3: 1978 Spring Quarter Grants Report
- Cl. 4: Gastown Residents' Association (Stanley and  
New Fountain Hotels)

Clauses 1, 2 and 4

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in  
Clauses 1, 2 and 4 be approved.

- CARRIED UNANIMOUSLY

1978 Spring Quarter Grants  
Report (Clause 3)

MOVED by Ald. Rankin,  
THAT Council approve the following grants as recommended  
by the Committee, subject to any terms and conditions outlined  
by the Social Planning Department:

<u>Organization</u>	<u>Committee's Recommendation</u>
The Downtown Community Health (Downtown Eastside Food Store)	\$ 12,789
Japanese Community Volunteers	11,496
Kettle Friendship Society	11,853
Canadian Wheelchair Sports Association B.C. Division	8,333
Eastside Children's Place	4,300
B.C. Coalition of the Disabled (Ald. Puil opposed)	4,510 for operating expenses, including rent, heat, light, telephone, postage, etc.
Lower Mainland Stroke Association	11,143
Kitsilano Parent Participation Preschool	225
Douglas Park Community Centre Handicapped Outreach Program	5,313
B.C. Civil Liberties Association (Ald. Puil opposed)	2,500
	cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee  
on Community Services,  
May 18, 1978 (cont'd)

1978 Spring Quarter Grants  
Report (cont'd)

<u>Organization</u>	<u>Committee's Recommendation</u>
Vancouver Safety Council (Ald. Puil opposed)	\$ 2,500 to be applied to the Block Parent Program and the Adult Pedestrian Pro- gram
Marpole Oakridge Area Council (Ald. Puil opposed)	315
Franklin Community School Youth Program (Ald. Brown opposed)	2,980
Mt. Pleasant Workshop and Re-employment Centre	3,000
Champlain Villa Day Care Centre	2,247
	- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,  
THAT recommendation B of the Committee contained in this  
Clause be received and recommendation C of the Committee be  
approved.

- CARRIED UNANIMOUSLY

It was agreed to defer item #14 (Chown Adult Day Care  
Centre) to later in the proceedings. See page 21 for Council  
action.

III. Report of Standing Committee  
on Transportation,  
May 18, 1978

The Council considered this report which contains two  
clauses identified as follows:

- Cl. 1: Garbage Containers on City Lanes/Streets
- Cl. 2: Arthur Laing Bridge

Clauses 1 and 2

MOVED by Ald. Bellamy,  
THAT the recommendations of the Committee contained in  
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee  
on Finance & Administration,  
May 18, 1978

The Council considered this report which contains three  
clauses identified as follows:

- Cl. 1: Grant Request - AAP-KI-MEHFIL Cultural Society
- Cl. 2: Fire Department - Staff
- Cl. 3: Possible Sale of ½ Block at 2500 Block Franklin  
Street (Hastings Collective Parking Project) to  
J. Funaro

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee  
on Finance & Administration,  
May 18, 1978 (cont'd)

Grant Request - AAP-KI-MEHFIL  
Cultural Society (Clause 1)

MOVED by Ald. Brown,  
THAT the grant request of AAP-KI-MEHFIL be not approved.

- CARRIED UNANIMOUSLY

Fire Department Staff  
(Clause 2)

MOVED by Ald. Brown,  
THAT the recommendations of the Committee contained in  
this Clause be approved.

- CARRIED

(Alderman Ford opposed)

Possible Sale of ½ Block of 2500 Block  
Franklin (Hastings Collective Parking  
Project) to J. Funaro (Clause 3)

It was agreed to defer consideration of this clause to  
later in the proceedings. See page 21 for Council's action.

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The Council recessed at approximately 6:10 p.m. to  
reconvene at 7:30 p.m.

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The Council reconvened at 7:30 p.m., with Mayor Volrich  
in the Chair and the following members present:

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gibson,  
Harcourt, Kennedy (following first  
delegation), Marzari, Puil and  
Rankin

ABSENT: Alderman Gerard (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS

Night Flights - Vancouver  
International Airport

Council on May 16, 1978, agreed to a request from Mrs.  
Wendy Turner to make representations on the matter of night  
flights from Vancouver International Airport.

Mrs. Wendy Turner addressed Council and read from a brief  
previously circulated, in which she protested the plans of Air  
Canada and CP Air to schedule flights at Vancouver International  
Airport between midnight and 7:00 a.m. Mrs. Turner urged Council  
to request an immediate meeting in Vancouver with the Minister of  
Transport, Otto Lang, to discuss the whole problem of night flights  
at Vancouver International Airport.

Mrs. Turner also referred to the following motion passed by  
Richmond Municipal Council at its meeting of May 23, 1978:

cont'd....

Regular Council, May 30, 1978 . . . . . 16

DELEGATIONS (cont'd)

Night Flights - Vancouver  
International Airport (cont'd)

"THAT Richmond Council adopt a policy in which representatives of the community will be required on the Airport Noise Committee, and further that Mr. Otto Lang, Minister of Transport, be invited to a meeting of Council for discussion of the Richmond position on the following matters:

- (1) Airport noise
- (2) Night-hawk flights
- (3) Laing Bridge access
- (4) Third Runway."

MOVED by Ald. Harcourt,  
THAT

- (a) Council request the Mayor to meet with the Hon. Otto Lang, Minister of Transport, to discuss the following matters:
  - (i) Airport noise
  - (ii) Night-hawk flights - Council's policy is that night flights should not be permitted
  - (iii) Third runway - Council's policy is to oppose a third runway at Vancouver International Airport.
- (b) Council request the Hon. Otto Lang, Minister of Transport, to meet jointly with it and the Richmond Municipal Council on these matters.

- CARRIED UNANIMOUSLY

During consideration of this matter, it was suggested to Mrs. Turner that her group contact its local Member of Parliament and request that he raise questions in the House on this matter.

- - - - -

At this point in the proceedings, Alderman Kennedy joined the meeting.

- - - - -

1978 Cultural Grant Appeals

In accordance with approved procedure, the following organizations made representation before Council to appeal Council's decisions on their grant applications:

(a) Festival Concert Society

Mr. J.J. Johannesen, Executive Director, read from his brief previously circulated in which the Society requested that Council approve an additional grant of \$6,750 to assist the Society with its 'Sunday Coffee Concert Series'.

The Mayor called for motions and none were put. Council took no further action on this request.

(b) Axis Mime Theatre

Mr. Bruce A. Ward, Funding Co-ordinator, Axis Mime Theatre, addressed Council and requested that the City approve a grant of \$4,000 to the Society to cover the production costs of 'Heracles' to enable it to be presented during the International Theatre Festival for Young People. Council noted that the Social Planning Department had recommended a grant of \$2,000 to this organization.

cont'd....



Regular Council, May 30, 1978 . . . . . 17

DELEGATIONS (cont'd)

1978 Cultural Grant Appeals  
(cont'd)

Axis Mime Theatre  
(cont'd)

MOVED by Ald. Rankin,  
THAT a grant of \$2,000 be approved to the Axis Mime  
Theatre.

- CARRIED BY THE  
REQUIRED MAJORITY

(Alderman Puil opposed)

(c) Pacific Cinematheque Pacifique

The Mayor advised that Pacific Cinematheque Pacifique  
had withdrawn their grant appeal.

(d) Sepia Players Society

Mr. E.A. King addressed Council and requested that Council  
approve an additional grant of \$5,000 to this Society to assist  
with expenses.

MOVED by Ald. Bellamy,  
THAT an additional grant of \$5,000 be approved to the  
Sepia Players Society.

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Aldermen Brown, Ford, Harcourt, Kennedy, Marzari,  
Puil and the Mayor opposed)

MOVED by Ald. Rankin,  
THAT an additional grant of \$2,500 be approved to the  
Sepia Players Society.

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Aldermen Brown, Puil and the Mayor opposed)

MOVED by Ald. Harcourt,  
THAT an additional grant of \$2,000 be approved to the  
Sepia Players Society.

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Aldermen Brown, Puil and the Mayor opposed)

No further action was taken on this grant appeal.

Jericho Hangar No. 5

Council on May 16, 1978, deferred consideration of a clause  
of the Community Services Committee's report dated May 4, 1978,  
on Jericho Hangar No. 5 to permit a delegation from the Studio  
Five Group.

Council heard representations from Mr. D. Weston, Mr. Jim  
Lipkovits and Mr. Stephen Chitney on this matter. Mr. Weston  
of the Ne Chi Zu Artists Guild stated his group supports Studio  
Five's request that the City lease Hangar 5 at Jericho Beach  
Park to it to create a community theatre and studio facility.

cont'd....

Regular Council, May 30, 1978 . . . . . 18

DELEGATIONS (cont'd)

Jericho Hangar No. 5  
(cont'd)

Mr. Jim Lipkovits read from a brief previously circulated in which the organization expanded on its proposal to create a high-use civic theatre called Studio Five in Hangar 5 at Jericho Beach. The brief listed a number of groups who have expressed interest in using the proposed theatre and gave assurance that the theatre would be booked solid for the 1979 performing year. The brief also set forth the costs involved in renovating Hangar 5.

Mr. Stephen Chitney read from a brief which was circulated supporting the request of the Studio Five Group and submitting letters of support from the Vancouver Symphony Society.

MOVED by Ald. Brown,

THAT Council communicate with the Provincial Government to determine if the uses proposed by the Pacific Aviation Museum and the Studio Five Group for Hangar No. 5 at Jericho Beach meet the conditions of the lease on the Jericho Park site.

- LOST

(Aldermen Bellamy, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Kennedy,

THAT Council request the Park Board to meet with the City Manager, Director of Social Planning and representatives of the Studio Five Group to discuss the group's proposal for use of Jericho Hangar No. 5 for subsequent report to Council

- CARRIED UNANIMOUSLY

Wonder Rooms, 50 East Cordova Street

Council on March 21, 1978, having considered a report of the City Manager advising that the operator of the Wonder Rooms, 50 East Cordova Street, had been convicted of keeping a common bawdy house, resolved that the owners and/or operators of the Wonder Rooms appear before Council to show cause why their license should not be suspended.

Mr. Syd Wong, son of the operator, Mr. Kong Wong, addressed Council on behalf of his father and referred to a brief previously circulated in which the operators will not, in the future, provide any more accommodation for couples who appear to be a prostitute and her client. The operators requested Council to permit them to continue to operate the Wonder Rooms and undertook to comply with the City regulations.

Reference was made to a report which Council had received giving the current occupancy of this building.

MOVED by Ald. Ford,

THAT the business license of the Wonder Rooms, 50 East Cordova Street, be suspended for three months.

AMENDED  
SEE PAGE 479

- CARRIED

(Aldermen Bellamy, Marzari, Puil and Rankin opposed)

MOVED by Ald. Harcourt,

THAT the Director of Social Planning be instructed to assist the residents of the Wonder Rooms with finding suitable alternative accommodation.

- CARRIED UNANIMOUSLY

Regular Council, May 30, 1978 . . . . . 19

DELEGATIONS (cont'd)

Angus Garage, 1155 Nicola  
Street - Demolition

Council heard presentations from the following in the matter of the imminent demolition of the Angus Garage, 1155 Nicola Street:

- Mr. Jonathan Parsons, 1421 Burnaby Street, spoke on behalf of the Committee to Save the Angus Garage. He suggested that Council consider designating the garage a heritage building, thus prohibiting its demolition. Mr. Parsons stated there are a number of artisans working out of the garage and the coach house and they would find it difficult to find comparable accommodation in the West End.
- Mr. Emery Barnes, MLA, also referred to the possible designation of the garage as a heritage building. He also questioned the need to develop this site for housing at the present time in view of the current economic conditions. He suggested that Council refer the matter to the Heritage Advisory Committee for consideration of heritage designation of this building.
- A representative of the West End Community Resources Advisory Board addressed Council and also indicated that it would be difficult for the current tenants of the garage and coach house to find suitable and alternative accommodation in the West End.
- Ms. Valerie Barrett, President, West End Tenants' Association, stated the Association is concerned that more and more of the houses which provide low-cost accommodation in the West End are being demolished to make way for higher priced accommodation.

Council noted a memorandum from the City Clerk dated May 26, 1978, which stated that the Heritage Advisory Committee had recently considered designation of the Angus Garage but had not considered it to be of heritage merit. The memo also advised that a demolition permit was issued to the Housing Corporation of B.C. on May 9, 1978. Attached to the City Clerk's memo was an extract from the Minutes of the Development Permit Board meeting held May 15, 1978, wherein the Board had moved that the application from the Housing Corporation of B.C. for a development permit to construct an apartment building containing 100 dwelling units on the site in question, had been approved subject to certain conditions.

MOVED by Ald. Rankin,

THAT Council request the Provincial Government to designate the Angus Garage, 1155 Nicola Street, a heritage building.

- LOST

(Aldermen Bellamy, Brown, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

Regular Council, May 30, 1978 . . . . . 20

DELEGATIONS (cont'd)

Rezoning Application - S/S Franklin  
between Renfrew & Kaslo and 192 feet  
along Hastings Street

Council on March 21, 1978, agreed to the request of the developer of this site to appear as a delegation when the relevant report was before Council.

Council had before it a report of the Standing Committee on Planning and Development dated May 18, 1978, in which the Committee submitted the following recommendations for Council's consideration:

- "A. That the application be not approved.
- B. That consideration could be given to a well-designed hotel and residential development proposal (including the provision of off-street parking), in accordance with the design guidelines attached as Appendix F, in the report of the Director of Planning dated May 11, 1978, under a new CD-1 Comprehensive Development District rezoning application which either encompasses the present site, or all the lands in the block bounded by Hastings, Kaslo, Franklin and Renfrew Streets."

Mr. A. Waisman, architect, applicant on behalf of the developer, addressed Council and requested that Council approve the application as submitted. By means of sketches, Mr. Waisman reviewed the proposed development for Council's information.

The Director of Planning outlined the reasons why he was recommending that the developer redesign this project.

MOVED by Ald. Brown,  
THAT

- (a) The application be not approved;
- (b) Consideration could be given to a well-designed hotel and residential development proposal (Including the provision of off-street parking), in accordance with the design guidelines attached as Appendix F, in the report of the Director of Planinng dated May 11, 1978, under a new CD-1 Comprehensive Development District rezoning application which either encompasses the present site, or all the lands in the block bounded by Hastings, Kaslo, Franklin and Renfrew Streets.

- LOST

(Aldermen Bellamy, Ford, Gibson, Harcourt, Kennedy, Marzari and the Mayor opposed)

MOVED by Ald. Bellamy,

THAT the Director of Planning be instructed to refer this application direct to a Public Hearing.

- CARRIED

(Aldermen Brown, Puil and Rankin opposed)

Regular Council, May 30, 1978 . . . . . 21

DELEGATIONS (cont'd)

Kiwassa N.I.P. Committee  
Request for Funds

Council on May 2, 1978, agreed to a delegation from the Kiwassa N.I.P. Committee on its request for extra funding from the Supplementary Capital Budget.

Mr. Wayne Simonson addressed Council and circulated figures relevant to the Kiwassa N.I.P. Committee's request for extra funding. This additional funding is required for curbs, paving, sidewalks, street lighting and tree planting in the Kiwassa area. The total amount of additional funding requested is \$47,500.00

It was drawn to the delegation's attention that a report from the City Manager on the matter of additional funding in all of the City's N.I.P. areas will be before the Standing Committee on Finance and Administration within the next two weeks. Mr. Simonson indicated that he was aware of this but the N.I.P. Committee considered it necessary that Council be made aware of its request at this time.

MOVED by Ald. Brown,

THAT the request of the Kiwassa N.I.P. Committee for additional funding be referred to the Standing Committee on Finance and Administration for consideration when the report on N.I.P. Additional Funding - 1978 Supplementary Capital Budget is before it.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee  
on Community Services,  
May 18, 1978 (cont'd)

1978 Spring Quarter Grants  
Report (cont'd)

Earlier this day, Council deferred consideration of item #14 contained in this clause.

MOVED by Ald. Rankin,

THAT a grant of \$2,770 or one-third of the applied for amount be approved to the Chown Adult Day Care Centre pending completion of the Ministry of Human Resources' review of existing City adult day care programs

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Aldermen Brown, Puil and the Mayor opposed)

Report of Standing Committee  
on Finance & Administration,  
May 18, 1978 (cont'd)

Possible Sale of ½ Block at 2500 Block  
Franklin Street (Hastings Collective  
Parking Project) to J. Funaro (Clause 3)

When considering this clause, Council noted a report from the City Manager dated May 26, 1978, detailing the recommended procedure should Council approve a survey of the legal property owners of the Hastings Collective Parking Project. In addition, the report recommended that up to \$1,000 be appropriated from contingency reserve to defray the cost of the survey.

cont'd....

Regular Council, May 30, 1978 . . . . . 22

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee  
on Finance & Administration,  
May 18, 1978 (cont'd)

Possible Sale of ½ Block at 2500 Block  
Franklin Street (Hastings Collective  
Parking Project) to J. Funaro (cont'd)

MOVED by Ald. Brown,  
THAT recommendation A of the Committee contained in  
this Clause be approved;

FURTHER THAT the recommendations of the City Manager  
contained in his report dated May 26, 1978, be approved.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Brown,  
THAT recommendation B of the Committee contained in  
this Clause be approved.

- CARRIED

(Aldermen Kennedy, Puil and Rankin opposed)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters  
insofar as the Regional District meeting for Wednesday, May  
31, 1978, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Puil,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW

MOVED by Ald. Harcourt,  
SECONDED by Ald. Puil,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

cont'd....

Regular Council, May 30, 1978 . . . . . 23

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (cont'd)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Puil,

THAT in the definition of Apartment in Schedule 1, the  
phrase "Town House" be amended to read as one word, i.e.  
"Townhouse".

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Puil,

THAT the By-law, as amended, be given second and third  
readings and the Mayor and City Clerk be authorized to sign  
and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW; CD-1 BY-LAW NO. 5016; AND  
OFFICIAL DEVELOPMENT PLAN BY-LAWS  
NOS. 4891 AND 4912

MOVED by Ald. Harcourt,  
SECONDED by Ald. Puil,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Puil,

THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO.  
4450, BEING THE LICENSE BY-LAW  
(Self-Serve Gasoline Station at  
7006 Victoria Drive)

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bellamy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, May 30, 1978 . . . . . 24

BY-LAWS (cont'd)

4. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$54,580.96 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET AND LANE LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Brown,  
 SECONDED by Ald. Marzari,  
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,  
 SECONDED by Ald. Marzari,  
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$48,289.04 IN LAWFUL MONEY OF CANADA FOR CERTAIN UNDERGROUND WIRING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Brown,  
 SECONDED by Ald. Marzari,  
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,  
 SECONDED by Ald. Marzari,  
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY



Regular Council, May 30, 1978 . . . . . 25

BY-LAWS (cont'd)

6. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,069,297.21 IN LAWFUL MONEY OF CANADA FOR CERTAIN PAVEMENT, CURB AND GUTTER, LANE PAVEMENT, SPEED DETERRENT BUMP AND SIDEWALK PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Brown,  
 SECONDED by Ald. Marzari,  
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,  
 SECONDED by Ald. Marzari,  
 THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane Purposes  
 (East 2.5' of Lot 4, West Part of  
 D.L. 743, Plan 1451)

MOVED by Ald. Bellamy,  
 SECONDED by Ald. Harcourt,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 2.5 feet of Lot 4, West part of District Lot  
 743, Plan 1451;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- B. Allocation of Land for Lane Purposes  
 (East 10' of Lot 14, Block 1 of  
 Blocks 11 to 13, D.L. 52, Plan 1752)

MOVED by Ald. Bellamy,  
 SECONDED by Ald. Harcourt,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 10 feet of Lot 14, Block 1, of Blocks 11 to  
 13, District Lot 52, Plan 1752;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

Regular Council, May 30, 1978 . . . . . 26

MOTIONS (cont'd)

1. Greater Vancouver Information  
and Referral Service

MOVED by Ald. Gibson,  
SECONDED by Ald. Ford,

THAT Council purchase from the Greater Vancouver Information and Referral Service, for distribution, 500 copies of its publication 'Directory of Services' at a cost of \$13.00 per copy.

(Amended)

Alderman Gibson requested and received permission to amend his motion to read as follows:

MOVED by Ald. Gibson,  
SECONDED by Ald. Ford,

THAT Council purchase from the Greater Vancouver Information and Referral Service, for distribution, 260 copies of its publication 'Directory of Services' at a cost of \$25.00 per copy.

- CARRIED

(Aldermen Brown, Kennedy, Puil and the Mayor opposed)

(Underlining denotes  
amendment)

2. Heritage Officer

MOVED by Ald. Kennedy,  
SECONDED by Ald. Puil,

THAT WHEREAS the City Council, through its Finance Committee, has been labouring for some time with departments with a view to effecting economies wherever possible;

AND WHEREAS some departments, including the Planning Department, are required to report to Council with respect to budget reductions;

AND WHEREAS the Council has been endeavouring to maintain taxes at as low a point as possible, and to a large extent succeeded this year;

AND WHEREAS, contrary to the above, the Council on May 2, 1978, passed the following motion:

"THAT approval be given to the position of a Heritage Officer for the purpose described in the Heritage Advisory Committee's letter of April 27, 1978, at an estimated cost of \$13,883, charged to Contingency Reserve, and that auto allowance be provided if required.";

AND WHEREAS the foregoing action of Council will result in an additional expenditure for 1978 of \$13,883, without any reference to possible support staff;

THEREFORE BE IT RESOLVED THAT the aforementioned resolution of Council dated May 2, 1978, be rescinded.

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt,  
Marzari and Rankin opposed)

cont'd....

Regular Council, May 30, 1978 . . . . . 27

MOTIONS (cont'd)

Heritage Officer  
(cont'd)

MOVED by Ald. Puil,  
SECONDED by Ald. Kennedy,  
THAT consideration of the foregoing motion be deferred  
to the next full meeting of Council.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt,  
Marzari and Rankin opposed)

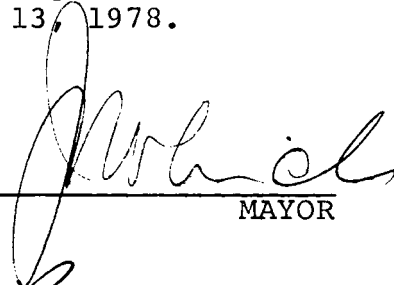
The motion to defer having lost, the motion of Alderman  
Kennedy, seconded by Alderman Puil, was put and LOST NOT  
HAVING RECEIVED THE REQUIRED MAJORITY.


- - - - -

The Council adjourned at approximately 11:30 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting  
of May 30, 1978, adopted on June 13, 1978.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
DEPUTY CITY CLERK

MANAGER'S REPORT

May 24, 1978

TO: Vancouver City Council

SUBJECT: Harbour Park - Progress & Current Proposals

CLASSIFICATION: Recommendation and Consideration

The Director of Planning submits the following report which in summary states:

"PURPOSE

This report is to bring City Council up-to-date with the work that has proceeded from resolutions adopted December 13, 1977 and to describe three current development proposals, namely the British Columbia Forest Centre, the Native Indian Development Village and the Harbour Ferries Marina.

CONSIDERATION

The Director of Planning submits the following for the consideration of Council:

1. That Council hear submissions this day by the British Columbia Forest Centre Foundation and The Native Indian Development Village Society.
2. That the British Columbia Forest Foundation and the Vancouver Native Indian Development Village Society be asked to determine whether joint use of the site is feasible.
3. That Council seek the opinions of various public groups and the Board of Parks and Recreation before proceeding.
4. That Council direct that the Director of Planning in conjunction with the City Engineer and the Director of Finance, report on the costs, benefits, financial implications and economic viability of each of the alternative development concepts; or  
  
as an alternative to (2), (3) and (4), Council may adopt (5) and (6).
5. That after hearing the submissions Council may:
  - (i) Consider "approval in principle" or indication of preference for either the British Columbia Forest Centre or the Native Indian Development Village proposal, or
  - (ii) If proponents of the Forest Centre and Native Development Village are agreeable, consider combined institutional proposal including a marina, or
  - (iii) Reject both institutional proposals in favour of a developed interim meadow/marina scenario.
6. That the Director of Planning, Director of Finance and City Engineer be instructed to report back on implementation measures.
7. That Council defer decision on the marina size and its method of operation until a future date subject to resolution of use and design of the land based development."

The City Manager RECOMMENDS approval of the above points (1) and (7):

- (1) Hearing the delegations and receiving their submission.
- (7) Deferring decision on the marina.

The City Manager submits for CONSIDERATION the choice between

either (2), (3), (4), a procedure deferring a decision for further input from the public, the Parks Board and our officials;

or (5) and (6), a procedure involving approval in principle now with report back on implementation measures.

FOR COUNCIL ACTION SEE PAGE(S) 152-154

Del. 5

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

MAY 18, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, May 18, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Kennedy  
Alderman Puil

ABSENT : Alderman Gibson

CLERK TO THE  
COMMITTEE : M. L. Cross

CONSIDERATION

1. Rezoning Application South Side of Franklin St. between Renfrew and Kaslo Streets & 192 feet along Hastings St.

The Committee considered a report of the City Manager dated May 11, 1978 forwarding a report of the Director of Planning dated May 11, 1978 (copies circulated).

The report states that an application has been received from A. H. Waisman, Architect, to amend Zoning and Development By-law No. 3575, whereby the properties along the south side of Franklin Street and 192 feet (58.522 metres) along Hastings Street, between Renfrew and Kaslo Streets, would be rezoned from C-2 and RS-1 to CD-1 for the purpose of constructing 24 townhouses and 155 room hotel with restaurants, meeting rooms and pub, along with retail space.

The site consists of the entire south side of Franklin Street, between Renfrew and Kaslo Streets (9 lots zoned RS-1, 4 lots zoned C-2) and 4 lots along Hastings Street (zoned C-2). The site area is 2.27 acres including the City lane proposed to be closed by the applicant.

The purpose of the application is to permit a comprehensive development joining two already commercially zoned areas to allow for a continuous hotel development, utilisation of underground areas for hotel uses and parking, and the development of low density multiple residential development on currently RS-1 zoned land.

It is the position of the Director of Planning that the proposal submitted with this application does not adequately accommodate the possible development of the remaining C-2 properties in the 2800 block Hastings Street, nor represent an appropriate massing in relation to Hastings Street or the corner of Hastings and Renfrew Streets, and therefore does not represent

cont'd.....

Part Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 18, 1978

Page 2

Clause No. 1 continued:

a satisfactory form of development. The proposed hotel structure dominates the adjacent C-2 sites and imposes unnecessarily on their right to develop. The long dominant building also imposes on the privacy, light and nature of the residential portion of the site.

While it may be appropriate to develop the site comprehensively for hotel and residential use, the applicant has been given sufficient opportunity to revise the proposed development but has chosen to proceed with the present scheme, against the advice of the Director of Planning. Bearing in mind the substantial work undertaken on the current application, any revised scheme should be submitted with a new rezoning application and processing fee. Therefore the Director of Planning recommends that the application be not approved, noting that a significantly revised application could be considered at any time.

Mr. R. Spaxman, Director of Planning, outlined in detail the Planning Department's analyses of the proposed hotel development noting that there are a number of development concerns that the Planning Department has expressed to potential applicants.

- That a hotel use in this location is appropriate and such a development could be considered under a CD-1 rezoning to allow greater flexibility than presently afforded under the present C-2 zoning.
- The proposed development must be compatible with both the commercial character of Hastings Street and the residential community to the north.
- That an alternate form of residential development could be considered for the south side of Franklin Street under a CD-1 rezoning application, provided the proposed development was compatible with the existing residential community.
- That the remaining C-2 commercial properties in the block should either be accommodated or incorporated in any re-development proposal to ensure a compatible relationship of both use and form of development.

In summary Mr. Spaxman noted that the Planning Department is sympathetic to a well-designed hotel and residential development on these lands which clearly shows the benefits of the flexibility offered through the CD-1 Comprehensive Development District. Any development proposal should account for the future development of the remaining commercial properties in the block and the character of the single-family residential neighbourhood to the north.

The proposed development submitted with this application does not adequately accommodate the possible development of the remaining C-2 properties in the 2800 block Hastings Street, nor represent an appropriate massing in relation to Hastings Street or the corner of Hastings and Renfrew Streets, and therefore does not represent a satisfactory form of development.

cont'd.....

Part Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 18, 1978

Page 3

Clause No. 1 continued:

Mr. Spaxman noted alternative actions which could be considered:

- a) Refer the application directly to a Public Hearing for consideration. The Director of Planning cannot support this alternative for the reasons noted in the report.
- b) Refer the application to a Public Hearing on the condition that the applicant first prepares revised plans in accordance with the design guidelines attached in Appendix F and to the satisfaction of the Director of Planning. The Applicant has been given sufficient opportunity to revise the proposed development but has chosen to proceed with the present scheme, against the recommendation of the Director of Planning.
- c) Refuse the application without referral to a Public Hearing but noting that a significantly revised application could be considered at any time under a new rezoning application. Design guidelines attached as Appendix F should be considered in preparing a new proposal. This alternative is recommended to Council to achieve a suitable form of development following normal rezoning procedures.
- d) Refuse the application without referral to a Public Hearing noting that a similar rezoning application may not generally be considered by Council for a period of one year.

Mr. R. C. Boyes, Deputy City Engineer, advised that the City Engineer could not support the closure of the existing lane as proposed by the applicant without provision for connected service access to the remaining properties in the block. A diversion of the existing lane to the north onto Franklin Street may be acceptable, but the Director of Planning has concerns about a redirection of traffic onto a residential street.

With respect to parking the City Engineer agrees that there should be a minimum of 77 off-street parking spaces above the normal By-law requirements. This would be consistent with a 33% increase approved by Council when considering a previous rezoning application.

Mr. A. Waisman, Architect, with the aid of perspective drawings outlined the proposed hotel development and submitted a memorandum dated May 17, 1978 to the members of the Committee (copy circulated). He noted the developer is prepared to provide extra parking. Mr. Waisman urged the Committee to recommend to Council that the proposal be referred to Public Hearing.

After a lengthy discussion a tie vote resulted and the following is put forward for

CONSIDERATION

- A. THAT the application be not approved.

cont'd.....

Part Report to Council  
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Clause No. 1 continued:

- B. THAT consideration could be given to a well designed hotel and residential development proposal (including the provision of off-street parking), in accordance with the design guidelines attached as Appendix F, in the report of the Director of Planning dated May 11, 1978, under a new CD-1 Comprehensive Development District rezoning application which either encompasses the present site, or all the lands in the block bounded by Hastings, Kaslo, Franklin and Renfrew Streets.

(Aldermen Harcourt and Kennedy wished to be recorded as opposed.)

The meeting adjourned at approximately 3:45 p.m.

\* \* \* \* \*

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MANAGER'S REPORT, MAY 26, 1978 . . . . . (WORKS: A1 - 1)

## WORKS & UTILITY MATTERS

### INFORMATION

#### 1. Energy Conservation Project

The Director of Permits and Licenses reports as follows:

"A letter dated May 3, 1978 has been received from the Board of Parks and Recreation, noting that the Board resolved that City Council be requested to include the Park Board buildings and facilities in the energy use study, with assurance of full cooperation from the Board and staff.

On February 14, 1978 Council approved the implementation of an energy conservation program which included the establishment of a temporary position of Energy Conservation Officer. To achieve the aims of the program, especially with regard to the achievement of a 5% decrease in energy consumption, a very intensive and concentrated effort by the various personnel involved will be required.

The concerns and cooperation expressed in the request from the Board of Parks and Recreation are recognized and appreciated, however at this time it appears unlikely that the Energy Conservation Officer will be able to devote sufficient time to Park Board buildings to make a significant contribution. It is suggested that after a few months of experience in the program by the Energy Conservation Officer the matter should be given further consideration."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's INFORMATION.

### RECOMMENDATION

#### 2. Tender No. 35-78-1 - Motor Graders

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on March 13, 1978 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Bid numbers refer to the order of the bids in ascending order of price. Local content does not change the order of the bids.

Funds for this purchase are provided in the 1977 Equipment Replacement Account.

This tender called for two sizes of motor graders. Item 1, is for a 90 H.P. machine and Item 2, for a 125 H.P. machine. The bidders were advised that either two Item 1 Motor Graders would be purchased or one of each may be purchased. The amount of road grading work in the City is continually being reduced due to the increased number of curbed and paved streets and paved back lanes.

The larger Grader was called for to appraise the value of using this machine for a dual purpose. That is, to carry a compactor crusher used to prepare oiled back lanes for re-oiling. However, it was decided that the extra cost of the larger Grader (capital cost and operating and maintenance costs) does not justify the limited use we would make of this large grader compactor crusher combination. Therefore, it is our recommendation that two smaller graders be purchased which will provide the maneuverability required plus a lower operating and maintenance cost.

#### ITEM 1 - 90 H.P. MOTOR GRADER

Four bids were received for this item. The tender called for a 90 H.P. machine with short turning radius to provide the required maneuverability to negotiate our narrow back lanes in the minimum amount of turning space.

cont'd.....

MANAGER'S REPORT, MAY 26, 1978 . . . . . (WORKS: A1 - 2)

Clause No. 2 continued:

Bid No. 1 from Cypress Equipment Ltd. for a Champion Model 720 (at \$59 763) does not meet the following specifications;

- the turning radius offered is 35 feet instead of a maximum 20 feet as specified.
- the interior and exterior sound levels are not within specifications.
- the hydraulic oil temperature can exceed 160° F and no oil cooler was offered as specified.

Bid No. 2 from Coast Tractor and Equipment Ltd. for a John Deere Model JD 570A meets specifications and is acceptable. In addition to the sound level specifications specified, we requested an option for additional sound level reduction. Bid No. 2 offered an additional sound level package at \$525.00. This is a factory installed package which will reduce exterior noise levels from 84 dbA to 78 dbA and in turn reduce in-cab noise below the level where Workers' Compensation Board require the employee to use personal ear protection. Our experience indicates that we cannot produce exterior sound level reductions in this order at the \$525.00 cost quoted. We are therefore recommending acceptance of this additional sound level package option.

Also, it should be noted that Bid No. 3 from Finning Tractor for a Caterpillar Model 120 G (at \$73 495.00) offered a guaranteed maintenance contract over a five year or 7500 operating hour period. When the total costs are compared, capital cost, interest, operating and maintenance, City ownership and maintenance will provide the lower overall cost.

The City Engineer and Purchasing Agent recommend acceptance of the low bid to meet specifications, Bid No. 2, from Coast Tractor and Equipment Ltd. for two John Deere Model JD 570A Motor Graders at a total price of \$130 010.50 (\$64 480.25 each plus \$525.00 each of special sound package) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

### 3. Paving of a Section of the South By-Pass Through the B.C. Hydro Lands

The City Engineer reports as follows:

"A section of the South By-Pass is ready for paving. Negotiations have been completed with B.C. Hydro for the acquisition of the right-of-way for this portion of the South By-Pass road. The agreement is presently being concluded by our Law Department in accordance with Council's instructions.

This portion was included in a contract which was tendered two years ago but could not be completed until the negotiations had been finalized and railway tracks relocated. It was, therefore, deleted from the contract. Adjacent portions on each side of this project have been tendered and the same contractor who won the previous award was the low bidder on the two adjacent sections. It, therefore, seems reasonable to add this work to the contract awarded to the low bidder (J. Cewe Construction Ltd.) so that the entire section can be completed as one project.

The estimated cost of this work is \$82 500 and funds are available in the south By-Pass Account No. 146/5345.

Accordingly, it is recommended that the construction of curbs and gutter and pavement on the South By-Pass between Taylor and Quebec Streets be awarded to J. Cewe Construction Ltd., under the terms of their Contract #773 for the adjacent sections of this roadway."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

cont'd.....

MANAGER'S REPORT, MAY 26, 1978 . . . . . (WORKS: A1 - 3)

4. Tender #78/1 for Painting Steel Poles and Attachments

The City Engineer reports as follows:

"On May 8, 1978, tenders for painting steel poles and attachments were opened by the City Clerk and referred to the City Engineer for tabulation and report. Of six companies who received the tender documents only the following two submitted bids:

- J.S. Painting Co. Ltd.	\$ 89 222.00
- West Coast Painting Co. Ltd.	\$104 237.00

Funds are available in the 1978 Revenue Budget.

Three factors influence the awarding of this contract:

- A. The tender specifies that a bid bond or certified cheque for 10% of the bid price must be submitted with the tender. J.S. Painting Co. Ltd. submitted a personal cheque with its bid. Two days after the bids were opened, J.S. Painting Co. Ltd. delivered a certified cheque to the City.
- B. The tender specifies that any bid may be rejected if, in the opinion of the City Engineer, the Contractor lacks sufficient equipment to perform the work. J.S. Painting Co. Ltd., at this time, lacks sufficient equipment but has stated that equipment will be obtained if they receive the contract.
- C. The second low bid, from West Coast Painting Co. Ltd., is acceptable. This company has been the successful bidder on this contract for the past five years and has always performed satisfactorily.

Based upon the above considerations, I recommend that the contract for painting steel poles and attachments be awarded to West Coast Painting Co. Ltd."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

## 5. Watermain Installations - 1978 Capital Budget

The City Engineer reports as follows:

"Watermain replacements are required at the following locations:

## WATERWORKS PROJECT 801

<u>Street</u>	<u>From</u>	<u>To</u>
Ontario Street	King Edward Avenue	29th Avenue
Penticton Street	Parker Street	William Street
22nd Avenue	Prince Edward Street	Carolina Street

Estimated Cost: \$80 000

All of the above installations replace old leaking steel mains. Five of the eight blocks have to be done prior to paving; the remaining three blocks are adjacent and should be completed at the same time.

I recommend that Project 801 be approved for construction and that the required \$80 000 be appropriated from Waterworks Capital Account #128/7902, 'Prior to Paving - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

Manager's Report, May 26, 1978 . . . . . (BUILDING: A-4 - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Downtown Eastside N.I.P.: Improvements to Oppenheimer Park

The Director of Planning reports as follows:

"On September 28, 1976 Council approved the Downtown Eastside N.I.P. Concept Plan, which allocated \$95,000 for the improvement of public open space. The purpose of this report is to recommend the appropriation of a portion of this fund for improvements to the playground and additions to equipment in Oppenheimer Park.

On December 7, 1976 Council approved the appropriation of \$75,000 N.I.P. funds for the upgrading of Oppenheimer Park, as a first step in the implementation of the goal of improving open space amenities in the Downtown Eastside. The improvements to the Park included site drainage, irrigation and grading, installation of park benches, landscaping, and the creation of a children's playground and a senior adults recreation area. These changes coupled with an active recreation project, have contributed to greatly increased use of the park by the neighbourhood population, with the result that additional recreational needs have become evident.

The Oppenheimer Area Planning Committee, in consultation with Park Board and recreation project staff, has identified the need for an additional giant checkerboard for the senior adult area, and for low hedging around the children's playground to prevent children from running out into the traffic of Powell and Jackson Streets. Park Board staff estimate that the cost of installing the playground hedge will be \$2,200 and the giant checkerboard \$2,500 for a total cost of \$4,700.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project.

The Director of Planning recommends that Council approve an expenditure of \$4,700 to be appropriated from Downtown Eastside N.I.P. Budget Account 896/9204 (Public Open Space Category) for the installation of a giant checkerboard and a playground hedge in Oppenheimer Park, costs to be shared as follows:

Federal (50%)	\$2,350.00
Provincial (25%)	\$1,175.00
City (25%)	\$1,175.00."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. Mt. Pleasant N.I.P. Program:  
Skateboard-Run Project on South China Creek Park

The Director of Planning reports as follows:

"On September 28, 1976, City Council approved the N.I.P. Concept Plan for the Mt. Pleasant Triangle. As part of the Concept Plan, Council approved the goals of providing more usable public space in the N.I.P. Triangle by providing for the funding of parks improvements in the area.

One project which has been recently identified by the N.I.P. Committee and which meets the goals of the Concept Plan is a skateboard-run project. Investigation to locate a suitable site for this project has been extensively carried out by the Planning Office, Park Board, and the N.I.P. Committee. Recent

Cont'g . . .

Clause 2 Cont'd

soil analysis studies have confirmed that South China Creek Park (see Appendix 1) can accommodate this project on the condition that the design and site location are within the suggested guidelines (filed at Park Board office) outlined in the Cook, Pickering and Doyle soil report.

The Park Board is prepared to design and install the skateboard-run project, (to be designed by Nelson Holland, a noted designer of skateboard runs) at South China Creek Park immediately. They also are prepared to undertake the annual maintenance at a cost of \$300.00. If installed, this amount will be included in the Park Board annual operating budget request.

The N.I.P. Committee moved that Council be requested to approve the expenditure. The Central Mortgage and Housing Corporation and the Province have both been advised of this proposed expenditure and concur with the recommendation for funding this project. The total cost is \$35,000.00. The Board of Parks and Recreation also moved approval. (See Appendix II.)

The Director of Planning recommends that Council approve an expenditure of \$35,000.00 for the design, construction and landscaping of the skateboard-run project to be appropriated from the Mt. Pleasant N.I.P. Services and Utilities Account #896/9217 to the Social and Recreational Account #896/9215. Any costs over and above \$35,000.00 will be funded by the Park Board, from within their existing budget.

Costs would be shared as follows:

C.M.H.C.	=	\$17,500
Province	=	8,750
City	=	8,750."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Riley Park N.I.P. Appropriation of Funds: Multi-Purpose Hard Surface Play Facility at Wolfe School

The Director of Planning reports as follows:

" On July 26, 1977, Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$75,750.00 for improvements to local schools. The purpose of this report is to recommend the appropriation of a portion of these funds for a multi-purpose hard surface play facility at Wolfe School.

The Riley Park neighbourhood is now deficient in outdoor active recreation facilities for local children aside from conventional sports fields. The object of the N.I.P. investment is to increase such play opportunities. Wolfe School staff and Parents' Consultative Committee indicate that cosom hockey is one of the most popular active recreation games for school age children in Riley Park. This game is similar to regular hockey but is played with plastic sticks and puck on a very smooth, hard and confined surface (preferably concrete). Cosom hockey is presently limited to the school's gymnasium for a few hours per week. Use of the gymnasium is limited, however, because of time conflicts with other daytime activities, time limitations on evening usage and maintenance/supervision problems.

The type of facility needed for cosom hockey is such that provisions for tennis and basketball can be provided at marginal extra costs. These provisions would also help diversify exterior active sports options in the area. The resulting "multi-purpose play area" would therefore serve the needs of local youth and adults who can use the space on an ad hoc basis or in cooperatively organized events with Wolfe School Staff. Since the facility is designed to meet recreation needs of the whole neighbourhood, the School Board cannot provide funds for the construction of the facility but has agreed to provide labour/ administrative overhead costs.

Manager's Report, May 26, 1978 . . . . . (BUILDING: A-4 - 3)

Clause 3 Cont'd

The Riley Park Citizens' N.I.P. Planning Committee supports the addition of the proposed facility to neighbourhood resources to increase opportunities for local young people to be involved in productive leisure time activities.

A detailed listing of proposed improvements and estimated costs is attached as Appendix A, based on a design scheme that has been agreed upon by the Riley Park Citizens' N.I.P. Planning Committee, the Vancouver School Board, the Wolfe School Consultative Committee and Wolfe School Staff.

The Central Mortgage and Housing Corporation and the Province of B.C. have been advised of this proposed expenditure and concur with the recommendation for funding of this community project. The total cost for the play facility is \$29,854.00.

The Director of Planning recommends that Council approve an expenditure of \$29,854.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 for a multi-purpose hard surface play facility at Wolfe School, costs to be shared as follows:

C.M.H.C. (50% of total)	\$14,927.00
Province of B.C. (25% of total)	\$ 7,463.50
City of Vancouver (25% of total)	\$ 7,463.50 "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

4. 3200 East 54th Avenue (Champlain Mall)  
Development Permit Application No. 80680

The Director of Planning reports as follows:

" This report deals with a proposed amendment to the Floor Space Ratio provisions of the CD-1 District in which this site is located.

Gerard Wagner, Architect, on behalf of the Hudson Bay Development Co. Ltd., has filed Development Permit Application No. 80680 for the use of a portion of the basement of the existing shopping centre as offices.

Location: Southeast corner of 54th Avenue and Kerr Street.

Explanation: The proposed offices would be located in an area of the basement, originally approved for storage only and not included in the calculations of the Floor Space Ratio nor for parking requirements.

The proposed development would consist of professional offices (approximately 3,949 sq. ft.) and personal service offices (approximately 2,702 sq. ft.).

The applicants have submitted a letter with the application, stating that the space in the basement would be used for medical/dental offices and office space serving the local area.

The submitted drawings indicate an increase from 975 off-street parking spaces to 985 spaces.

History: On April 20, 1971, City Council passed By-law No. 4550 permitting the rezoning of the site to CD-1.

The uses of the building were restricted as follows:

'The following commercial establishment, catering to the daily and occasional shopping needs of residents of several neighbourhoods, or a 'district' of the City, shall be permitted:

Cont'd . . .

Clause 4 Cont'd

- (a) retail establishments, including large supermarkets, apparel, shoes, appliance stores, large variety stores and other similar convenience and shopping goods uses,
- (b) service establishments including barber or beauty shops, a health spa, cleaning and dyeing shops (collection and delivery only), launderette or coin-operated dry cleaning, restaurants (excluding drive-ins), shoe repair, tailor or dressmaking, optical, watch or electrical appliance repair shops, or other similar service type uses,
- (c) gasoline service station,
- (d) offices serving the southeast sector 'district' of the City only,
- (e) public assembly or entertainment uses, including billiard and pool hall, bowling alley, auditorium or theatre, or other similar assembly or entertainment type uses.'

The floor space ratio was limited by resolution of City Council to 0.25. The basement area in question was not included in the floor space ratio.

Because the floor space ratio restriction was placed by resolution of Council, it can be amended by Council by a further resolution without requiring a public hearing.

Vehicular parking was to be a standard, not less than 6.5 spaces per 1,000 sq. ft. of 'gross leasable area' (1015 spaces), of which 1.2 spaces per 1,000 sq. ft. of 'gross leasable area' to be reserved and designated for employee parking at all times.

City Council, on August 1, 1972, approved a recommendation from the Planning Department that 958 parking spaces be accepted, the 958 spaces being larger than the minimum requirements.

On December 9, 1975, City Council approved City Manager's recommendation that floor space ratio of 0.267 be permitted instead of the originally approved 0.25 for a similar use of the basement but with an ancillary child minding service. The proposal at that time also included a small addition to the existing retail food store (supermarket). Council approved the amendment to the floor space ratio subject to an agreement being first registered by the owners, under Section 24(A) of the Land Registry Act, for the provision and maintenance of the child minding service.

Subsequently, the owners decided to proceed with application for the addition to the retail food store only, and on November 5, 1976, City Council approved the City Manager's recommendation that the application be approved, subject to City Council's approval to permit a floor space ratio of 0.255 instead of 0.25, which accommodated the food store addition only.

Present Situation: The floor space ratio with the additional area now proposed would be 0.265 or approximately 6,651 sq. ft. over the maximum 0.255 as previously approved by resolution of Council.

The application was considered by the Director of Planning on May 8, 1978, who recommended that the application be approved, thereby permitting the use of a portion (approximately 6,651 sq. ft.) of the basement of the existing building as medical/

Manager's Report, May 26, 1978 . . . . . (BUILDING: A-4 - 5)

Clause 4 Cont'd

dental offices and small offices all catering to the needs of the local district only, subject to a letter being first submitted by the owners, indicating that the proposed offices in the basement would be only medical/dental offices and general offices, all catering to the needs of the local district only, and furthermore, subject to the provision of the required off-street parking facilities and subject to City Council's approval to permit a floor space ratio of 0.265 instead of 0.255."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION:

5. Alleged Fourplexes  
2200 Block West 13th, West 14th and West 15th Avenues

The Director of Planning reports as follows:

"At the meeting of City Council on April 11, 1978, the Mayor directed that a report, requested by Alderman Puil, be submitted to City Council regarding Development Permits issued for duplexes that are subsequently developed as fourplexes.

The City Clerk has also received a letter from Mr. Charles Boitard of 2245 West 13th Avenue, with attached petition from the neighbouring property owners (Appendix I), regarding the alleged fourplexes being built in this area.

On December 6, 1977, City Council approved the rezoning of this area to RT-1A, two-family dwelling district which permits a two-family dwelling as an "outright use". The following three Development Permit Applications were issued as outright uses permitting the construction of two-family dwellings shortly after the area was rezoned:

- (i) 2255 West 13th Avenue  
Development Permit Application No. 79483  
Issued December 14, 1977
- (ii) 2214-16 West 14th Avenue  
Development Permit Application No. 79467  
Issued December 20, 1977
- (iii) 2206 West 15th Avenue and 3125 Yew Street  
Development Permit Application No. 79606  
Issued December 29, 1977

The drawings approved with the Development Permit Applications were generally similar to many others approved for one and two-family dwellings throughout the City of Vancouver, that is, with minor alterations and additional plumbing, the lower floor can be altered to provide additional dwelling units. The proposals, however, met the Zoning and Development By-law requirements. Therefore, the Director of Planning has no alternative but to issue the Development Permits.

When processing an application for a one or two-family dwelling, particularly on outright use applications, the Zoning and Development By-law does not control the number of bathrooms in dwelling units. Section 10.21.4 of the general regulations states "there shall not be more than one principal kitchen contained within each dwelling unit, however additional sinks and cooking facilities used in conjunction with and accessory to recreation rooms may be permitted."

When the drawings indicate bar sink, summer kitchen or the probability of additional kitchen facilities, the policy is (in accordance with Section 4.1.1 of the Zoning and Development By-law) to obtain a Statutory Declaration from the owner

Cont'd . . .



Manager's Report, May 26, 1978 . . . . . (BUILDING: A-4 - 6)

Clause 5 Cont'd

stating that this floor or area will not be used as a separate dwelling unit. Also, in all cases, other than outright uses, a standard condition of approval is added to the approved Development Permit, stating that the building is to be occupied and maintained as a one or two-family dwelling (whichever is applicable) only.

Any subsequent action required due to the use or occupancy being contrary to the Zoning and Development By-law and/or the approved Development Permit Application, is carried out by the enforcement personnel, administered by the Department of Permits and Licenses."

The Acting Director of Permits and Licenses reports as follows:

"An investigation into Mr. Charles Boitard's complaint respecting the construction of a fourplex at 2255 West 13th Avenue was made April 5, 1978, as well as 2214-2216 West 14th Avenue and 2206 West 15th Avenue and 3125 Yew Street.

The Development and Building Permits were issued for the construction of semi-detached two-family dwellings (side by side dwelling units).

The review of the plans indicates that it would be quite easy to convert each of the dwelling units so that there will be a dwelling unit above each other thus creating the fourplex (or semi-detached duplex). We cannot enforce the By-laws on what might happen, therefore, we are increasing our re-inspection frequency so that if a violation is discovered we will take the appropriate enforcement procedures. In all cases we have not found illegal suites in these premises."

The City Manager notes that the problem here is the same as that of the many "Vancouver Special" pseudo-duplexes in single family areas. The by-laws permit their construction but not their conversion to two-family occupancy. This then calls for frequent inspections and subsequent hardship applications.

The alternative is to revise our by-laws to put many more controls on the design of single family housing. Council could consider whether they wish to explore this, but the Director of Planning warns that this would be a complex and expensive undertaking. It may also be a frustrating one: The City Manager is not aware of any jurisdiction that has solved the problem in this manner.

To ascertain the size of the problem, the City Manager submits for Council's CONSIDERATION whether they wish a survey to be undertaken of a sample of recently constructed pseudo-duplexes to find out how they are occupied.

RECOMMENDATION:

6. Champlain Heights - Enclave 1

The Champlain Heights Project Manager reports as follows:

"When the City sold the land in Enclave 1 to Daon Developments, deadlines were attached to the construction timetable to ensure that the houses were built within a reasonable length of time.

The first such deadline is June 8, 1978 at which time 23 foundations were to be poured. The Construction Manager advises me that 21 foundations are in place and that a two month extension is required for the other two foundations.

Cont'd . . .

Manager's Report, May 26, 1978 . . . . . (BUILDING: A-4 - 7)

Clause 6 Cont'd

Such an extension would not alter the overall timetable which requires that the next 23 foundations be complete by June 23, 1979 and the remaining 24 by December 31, 1979.

In view of the foregoing, the Project Manager recommends:

THAT the Director of Legal Services take such steps as are necessary to grant Daon Developments Ltd. a two month extension for construction of 23 foundations in this development.

This extension does not extend the completion dates of the other two phases. "

The City Manager RECOMMENDS that the foregoing recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 158 <sup>1</sup>159

MANAGER'S REPORT, MAY 26, 1978 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION

1. Downtown Parking Corporation -  
Capital Expenditures

The City Engineer and Director of Finance report as follows:

"Section 25.03 of the City of Vancouver - DPC lease agreement requires Council approval of certain capital expenditures on the part of the DPC.

There are two items under consideration, one being a new sweeping machine, and the other, a new accounting machine.

With respect to the sweeping machine, the old sweeper is constantly breaking down and has apparently outlived its useful life. The DPC has made arrangements with a supplier for a new machine, including a trade-in value of \$3,500 on the old machine and a stipulation that the vendor will absorb parts and repair bills on the old machine until the new machine is delivered. The cost to the DPC will be approximately \$11,000.

The second item, the accounting machine, is to be replaced by a rebuilt, used machine that will handle their present workload plus future growth and will allow the DPC to streamline its office procedures, and rule out the need to hire backup accounting personnel. The cost of the new machine is approximately \$16,000.

We recommend that the Council approve these two items being included in the Downtown Parking Corporation's budget for 1978 as Capital items."

The City Manager RECOMMENDS approval of the recommendation of the City Engineer and the Director of Finance.

2. Pedestrian Access through Pacific Centre Garage from  
the Toronto-Dominion Bank Tower to the Court House -  
Extension of Agreement

The Director of Legal Services reports as follows:-

"On 21 March, 1973, the City entered into an agreement with Pacific Centre Limited and the Minister of Public Works (the Province) granting permission for the judiciary and lawyers to have right of passage from the Toronto-Dominion Bank Tower to the Court House through the Pacific Centre Garage. Certain court rooms, chambers and the Law Society Library are temporarily located in the Tower.

This agreement was originally for a term of three years ending on 31 July, 1975, but was extended for a further three years by agreement dated 31 July, 1975.

By letter dated March 17, 1978, from the Department of Public Works a request has been made for an extension of the agreement for a further period of two years.

The Assistant City Engineer, Traffic, advises that the extension is acceptable to him. Pacific Centre advises that it has no objection to the extension.

It is recommended that the request of the Province be granted and that the existing agreement between the City, Pacific Centre Limited and the Minister of Public Works be extended for a further term of two years subject to the covenants and agreements as are in the existing agreement contained (so far as they are applicable) excluding any right to a further extension. The agreement to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

MANAGER'S REPORT, MAY 26, 1978 . . . . . (FINANCE: A7-2)

CONSIDERATION:

3. Alterations to Council Chamber  
Public Address System

The City Clerk reports as follows:

"Complaints have been received with respect to the failure of members of the public, seated under the Council balcony, to properly hear the Council proceedings.

The City Engineer, pursuant to the request from the City Clerk, has submitted a report to rectify this problem and for Council to consider should it be the desire to extend the amplification of the Council meeting to other areas on the third floor.

In this regard the City Engineer reports as follows:

- '1. To improve the sound for the public area under the balcony in the Council Chambers. \$5500
2. To extend the public address speaker system from the Council Chambers to the following areas:
  - (a) 3rd floor Foyer \$5000\*
  - (b) Committee Room No. 1 \$2100\*
  - (c) Committee Room No. 2 \$2100\*
  - (d) Committee Room No. 3 \$2100\*
- \*Note: If any of these speakers are installed, a larger amplifier is required. \$3900
3. To improve the quality of the recording system, add "voicegates" to the microphones to reduce the background noises which will improve the clarity of the person speaking as heard on the P.A. system, the recordings and the external speakers. \$1000

It is recommended that for the time being the expenditure of \$5500.00 be approved to improve the sound for the public area under the balcony in the Council chambers and \$1000.00 be approved to improve the quality of the present recording system as referred to in No. 3 of the Engineer's report quoted above making a total expenditure of \$6500.00; the matter of extending the system further is submitted for Council's consideration.

The Comptroller of Budgets and Research advises that any funds approved would be taken from Contingency Reserve."

The City Manager makes no recommendations on this matter, since members of Council will be familiar with properties of the Council chamber, and with the very occasional occurrence of overflow audiences.

Hence, he submits for CONSIDERATION Items #1 (\$5500) and #3 (\$1000).

The City Manager has greater reservations about any of the items in #2 (\$3900 plus some or all of items a, b, c, d) which are submitted for further CONSIDERATION.

CONSIDERATION & RECOMMENDATION

4. Federal Employment Program Canada Works (Phase III)

The City Engineer reports as follows:

"The Government of Canada has released details for Phase III of its Canada Works Program. Applications for projects will be accepted by the Job Creation Branch of Employment and Immigration up to June 24, 1978. Regulations for Phase III are similar to those in Phases I and II except that written confirmation must be included that both Union and employer have agreed to the terms and conditions of employment for Canada Works projects.

cont'd.....

MANAGER'S REPORT, MAY 26, 1978 . . . . . (FINANCE: A7-3)

Clause #4 continued:

Approved projects must start between September 1, 1978 and January 31, 1979 and be completed within 52 weeks but no later than January 31, 1980. Each project must provide a minimum of three full time jobs for 13 weeks.

Cost Sharing:

Although wage and material costs will be higher in 1978-1979, the Federal contribution to the cost of Phase III has not changed from their previous program. The City's proportion of the cost will therefore be higher than in 1977.

Federal contribution per man week is:

- . . . . to wages of one project manager; up to \$180.00.
- . . . . to wages of other workers; up to \$138.00.
- . . . . to fringe benefits, materials, equipment etc.; up to \$30.00.

Assuming that the cost of fringe benefits, materials, rentals, equipment are covered by the Federal contribution of \$30.00 per man week and using 1978 Union rates for "other workers", the City share of the cost will vary only with salaries and wages. Using the following classifications as a base, the City share of the project cost will be . . .

"Inside workers (V.M.R.E.U.). . . Pay Grade 12 . . . . . 30%

"Outside workers (C.U.P.E. Local 1004). . . Lab. I . . . . . 57%

The City share of project costs will be greater if wages paid by the City are for classifications higher than those noted above or if fringe benefits, material, etc., costs are in excess of the Federal contribution of \$30.00 per man week.

Timing and Procedure

If Council approves of the City's participation in Canada Works (Phase III), it is recommended that the Standing Committee on Finance and Administration be authorized to review proposals during the period of June 5 to 16, 1978 and to approve applications to be submitted to the Job Creation Branch of Employment and Immigration.

Comments by the Director of Finance

The Director of Finance submits the following information for Council's consideration when determining the City's amount of participation in Canada Works (Phase III).

- A. The City's share of the 1978-79 costs for the Canada Works (Phase III) would be funded from contingency reserve.
- B. The following table shows the City's contribution from the revenue budget for various Federal/Provincial/City cost shared job creation projects for the years 1976, 1977 and 1978 and City funding already approved for Canada Works Phases #I and #II.

<u>PROJECT</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>TOTAL</u>
1975-76 L.I.P.	173 978	---	---	173 978
1976-77 L.I.P.	32 000	224 838	---	256 838
Young Canada Works (1977 & 1978)	---	90 439	90 000	180 439
Canada Works Phase #1	---	78 359	---	78 359
Canada Works Phase #11	---	108 338	---	108 338
Provincial Youth Employment	<u>39 698</u>	<u>28 918</u>	<u>31 500</u>	<u>100 116</u>
Total City Funding	<u>245 676</u>	<u>530 892</u>	<u>121 500</u>	<u>898 068</u>

cont'd.....

MANAGER'S REPORT, MAY 26, 1978 . . . . . (FINANCE: A7-4)

Clause #4 continued:

It will be seen from the foregoing that Council approved \$78 000 and \$108 000 for Canada Works Phase I and Phase II, the latter embracing the period September 1977 through 1978. Assuming the same level of City participation in Canada Works Phase III, it is recommended that funding for the City's share of 1978-79 Phase III projects be to a maximum of \$115 000.

Consideration and Recommendation

The City Engineer submits the following items for Council's consideration:

- a. The question of whether the City will participate in Canada Works (Phase III).
- b. If the City is to participate, the setting of a maximum City's cost for Canada Works (Phase III).

The City Engineer recommends that:

- c. If the City is to participate, the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Job Creation and to establish priorities among the projects.
- d. The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required, and

The Director of Finance recommends that:

- e. Council at this time establish the City's cost sharing in the Canada Works (Phase III) to a maximum of \$115 000.00, the source of which will be Contingency Reserve. "

The City Manager RECOMMENDS that the City Engineer's Recommendations 'c' and 'd' and the Director of Finance's Recommendation 'e' be approved, and submits 'a' and 'b' of the City Engineer's report for Council's CONSIDERATION.

RECOMMENDATION:

5. Investment Matters (Various Funds) April 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of April 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF APRIL 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Apr. 11	Bank of Montreal	Apr. 18/78	\$ 500,695.21	\$ 500,000.00	7	7.25
14	Bank of Montreal	July 14/78	2,042,732.60	2,000,000.00	91	8.57
14	B.C. Hydro and Power Authority	Aug. 1/78	1,026,309.32	1,000,000.00	109	8.81
14	Toronto Dominion Bank	Apr. 17/78	994,472.39	993,880.15	3	7.25
17	Mercantile Bank of Canada	Aug. 1/78	1,025,265.75	1,000,000.00	106	8.70
18	Bank of British Columbia	July 17/78	1,021,156.16	1,000,000.00	90	8.58
20	Bank of Montreal	Aug. 15/78	1,027,727.40	1,000,000.00	117	8.65
21	Mercantile Bank of Canada	Apr. 24/78	750,277.40	750,000.00	3	4.50
24	Bank of British Columbia	Aug. 16/78	2,053,408.22	2,000,000.00	114	8.55
25	Bank of Montreal	Apr. 26/78	500,054.79	500,000.00	1	4.00
25	Canadian Imperial Bank of Commerce	Aug. 15/78	1,025,990.14	1,000,000.00	112	8.47

cont'd.....

## MANAGER'S REPORT, MAY 26, 1978 . . . . . (FINANCE: A7-5)

Clause #5 continued:

26	Mercantile Bank of Canada	Sept.15/78	2,000,000.00	1,935,980.00	142	8.50
27	Toronto Dominion Bank	July 21/78	1,019,375.34	1,000,000.00	85	8.32
27	Bank of Montreal	Aug.15/78	1,025,315.07	1,000,000.00	110	8.40
28	Bank of Montreal	May 10/78	2,004,438.36	2,000,000.00	12	6.75
28	Royal Bank of Canada	May 3/78	2,500,342.47	2,500,000.00	5	6.00
			<u>\$20,517,560.62</u>	<u>\$20,179,860.15</u>		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
<u>Debentures</u>							
Apr. 10	City of Vancouver 10.00%	Dec.16/94	\$ 5,000.00	101.00	\$ 5,050.00	16/9	9.89
11	City of Vancouver 9.25%	Sept.1/90	50,000.00	96.43	48,215.00	12/5	9.75
11	City of Vancouver 8.00%	Apr. 1/91	20,000.00	87.60	17,520.00	13/0	9.70
11	City of Vancouver 8.00%	Apr. 2/93	350,000.00	86.71	303,485.00	15/0	9.70
12	City of Vancouver 10.00%	Dec.16/94	8,000.00	101.00	8,080.00	16/9	9.89
			<u>\$433,000.00</u>		<u>\$382,350.00</u>		

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Apr. 28	Bank of Nova Scotia	May 1/78	\$ 250,082.19	\$ 250,000.00	3	4.00
			<u>\$ 683,082.19</u>	<u>\$ 632,350.00</u>		

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)Chartered Bank Deposit Receipts and Government Notes

Apr. 12	Bank of Montreal	July 14/78	<u>\$2,553,506.85</u>	<u>\$2,500,000.00</u>	93	8.40
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4. CEMETERY CARE FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
<u>Debentures</u>							
Apr. 12	City of Vancouver 6.25%	Apr.15/80	\$ 1,000.00	95.50	\$ 955.00	2/-	8.70
24	City of Vancouver 9.25%	Sept.1/90	10,000.00	95.125	9,512.50	12/5	9.95
			<u>\$ 11,000.00</u>		<u>\$10,467.50</u>		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT APRIL 30, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$69,450,030.86</u>	<u>\$67,758,872.50</u>

The Director of Finance recommends that the above transactions be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

MANAGER'S REPORT, MAY 26, 1978 . . . . . (FINANCE: A7-6)

6. Funding for Long-Term Care Program

The Medical Health Officer reports as follows:

"On October 25, 1977 City Council approved the City Manager's report of October 24, 1977 in which he recommended that the City of Vancouver accept responsibility for the organization and administration of the Long-Term Care Program. In negotiating a budget for the Provincial fiscal year, April 1, 1978 to March 31, 1979 46 positions at a cost of \$741,096.00 were confirmed by the Provincial Government (Appendix A details these positions and salaries. Appendix B summarizes the 1978 - 1979 Long-Term Care Budget.) The following additional positions were also approved:

New Positions: <u>Long-Term Care Group</u>	<u>April 1/78 - December 31/78</u>	<u>April 1,/78 - March 31/79</u>
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ADMINISTRATION & CLERICAL

3 Clerk-Typist II at \$852/mth	\$ 23,004.00	\$ 30,672.00
1 Clerk II at \$936/mth	8,424.00	11,232.00

REGISTRY

No change

HOME SUPPORT SERVICES

7 Field-Home Support Services Co-Ordinators at \$1,489/mth (These positions have not yet been officially classified by Personnel)	93,807.00	125,076.00
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ASSESSMENT & PLACEMENT FOLLOW-UP

1 CHN I (Mental Health Co-Ordinator) and		
1 CHN I (Hospital Liaison) each at \$1,456.00	26,208.00	34,944.00
3 CHN I (field office staff) at \$1,456.	39,312.00	52,416.00

SUPPORT STAFF

2 Co-Ordinators of Volunteers at \$1,425	25,650.00	34,200.00
18	\$ 216,405.00	\$ 288,540.00

It should be stressed that these additional positions are considered vital to the effective function of the Long-Term Care Program.

cont'd.....



MANAGER'S REPORT, MAY 26, 1978 . . . . . (FINANCE: A7-7)

Clause #6 continued:

Comments of the Assistant Comptroller, Budgets

The purpose of this report, as advised by the Health Department, is to allow the classification and recruiting process to proceed, pending formal approval of the 1978-79 long term care budget from the Provincial Government. Approval of these additional positions should therefore be contingent upon written approval being received from the Provincial Government. The Health Department agrees that no hiring against these positions will take place until written approval is received from the Province.

Recommendation

The Medical Health Officer recommends:

- A. That 18 additional positions be approved for the Long-Term Care Program and the cost of these additional positions be borne by the Provincial Government.
- B. That the Director of Personnel Services finalize the classification of the Field Home Support Service Co-Ordinators."

The City Manager RECOMMENDS approval of the recommendation of the Medical Health Officer.

7. Increasing Demand for Home Care Services

The Medical Health Officer reports as follows:

"As a result of the implementation of the Long-Term Care Program there has been an increase in the demand for Home Care Services. The Provincial Government has recognized this increase and has authorized an additional expenditure from April 1, 1978 to March 31, 1979 of \$133,194.00 for the Home Care Program. It is proposed that six new positions be added to the Home Care Program.

A.	<u>Salaries</u>	<u>June 1, 1978 - December 31, 1978</u>	<u>June 1, 1978 - March 31, 1979 Funded Provincially</u>	<u>Annual Recurring</u>
	4 CHN I at \$1,455.00 per month (1978 rate, mid step)	\$40,740.00	\$58,200.00	\$69,840.00
	1 Physiotherapist at \$1,226.00/mth (1978 rate, mid step)	8,582.00	12,260.00	14,712.00
	1 Clerk-Typist II at \$852.00/mth (1978 rate, mid step)	5,964.00	8,520.00	10,224.00
B.	<u>Vacation Relief</u>			
	4 months CHN I @ \$1455(\$5820) PT @ \$1,226, CT I @ \$590	4,454.00	6,363.00	7,636.00
C.	<u>Fringe Benefits</u>			
	(i) for 4 CHN I (12%)	4,889.00	6,984.00	8,381.00
	(ii) for 1 physiotherapist and 1 Clerk-Typist II (13½%)	1,964.00	2,805.00	3,366.00
	(iii) vacation relief (6%)	267.00	382.00	458.00

MANAGER'S REPORT, MAY 26, 1978 . . . . . (FINANCE: A7-8)

Clause #7 continued:

Total Salaries & Fringe Benefits	66,860.00	95,514.00	114,617.00
Transportation	3,500.00	5,000.00	6,000.00
Furniture: 1 typewriter, 5 SP desks, 2 secretarial stations, 5 swivel tilter chairs	2,000.00	2,000.00	
Supplies	300.00	400.00	400.00
Administration & overhead (Based on 3% of total salaries and fringe benefits)	2,006.00	2,865.00	3,439.00
	<u>7,806.00</u>	<u>10,265.00</u>	<u>9,839.00</u>
TOTAL:	<u>\$ 74,666.00</u>	<u>\$ 105,779.00</u>	<u>\$ 124,456.00</u>

These costs will be completely borne by the Province.

Recommendations

The Medical Health Officer recommends as follows:

- A.. That the six additional positions be added to the Home Care Program.
- B . That existing appropriations be adjusted 'accordingly.'

The City Manager RECOMMENDS approval of the recommendation of the Medical Health Officer.

FOR COUNCIL ACTION SEE PAGE(S) 159 & 160

MANAGER'S REPORT, MAY 26, 1978 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

INFORMATION

1. Demolitions - 1937 - 39, 1943, 1949, 1953 West 2nd Ave.  
                   - 1897 Burrard St.  
                   - 2898 East 22nd Ave.

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

<u>PROPERTY</u>	<u>PROJECT</u>	<u>SUCCESSFUL BIDDER</u>
1897 Burrard St.	Burrard St. Widening	P. & B. Demolition

<u>CITY TO PAY</u>	<u>CODE NO.</u>
\$2,140.00	146/5921

<u>PROPERTY</u>	<u>PROJECT</u>	<u>SUCCESSFUL BIDDER</u>
2898 E. 22nd Ave. Lots 20 & 21, Blk.1 N.E. Section 47 T.H.S.L.	Public Housing Site	Johnny Walker Bulldozing Co. Ltd.

<u>CITY TO PAY</u>	<u>CODE NO.</u>
\$1,075.00	565/7902

<u>PROPERTY</u>	<u>PROJECT</u>	<u>SUCCESSFUL BIDDER</u>
1937 - 39, 1943, 1949, 1953 West 2nd Ave.  Lots 28 to 31 Block 216, D.L. 526	Public Housing	P. & B. Demolition

<u>CITY TO PAY</u>	<u>CODE NO.</u>
\$2,665.00	810/678"

The City Manager has confirmed the above contracts and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Lease Assignments to British Columbia Buildings Corporation

The Supervisor of Properties and the Director of Legal Services report as follows:

"The Provincial Government is in the process of assigning its land leaseholds to the British Columbia Buildings Corporation. As the City of Vancouver has numerous leases with the Provincial Government, the Supervisor of Properties and the Director of Legal Services request that Council grant blanket authority to have these various lease assignments from

cont'd.....

MANAGER'S REPORT, MAY 26, 1978 . . . . . (PROPERTIES: A9 - 2)

Clause No. 2 continued:

the Provincial Government to the British Columbia Buildings Corporation executed by the Director of Legal Services as they are received.

Recommended that the Supervisor of Properties and the Director of Legal Services request for blanket authority to have the various lease assignments from the Provincial Government to the British Columbia Buildings Corporation executed by the Director of Legal Services be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services and the Supervisor of Properties be approved.

3. Expropriation for Highway Purposes -  
Block bounded by Kaslo, Franklin, Pandora and Renfrew Streets

The Supervisor of Properties reports as follows:

"A recent search in the Land Registry Office discloses that lots A and B of Lot 41, THSL, are registered in the name of Frank Stillman Barnard. Both these lots are presently used as a lane and should be established as such.

Mr. Frank Stillman Barnard owned the entire block bounded by Kaslo, Franklin, Pandora and Renfrew Streets and in 1906, he subdivided the block but for some unknown reason, the area set aside for lane purposes remained in his name.

Attempts to locate Mr. Barnard have been unsuccessful and the Director of Legal Services advises that in order to secure title, a notice of expropriation must be served and application made to the Court for a Vesting Order.

It is therefore recommended that the Director of Legal Services be authorized to proceed with the expropriation of the aforesaid Lots A and B, of Lot 41, THSL, and that the application be made to the Court for a Vesting Order."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Rental Review Clause - Cafeteria and Lunch  
Room lease - City of Vancouver to C.N.I.B.  
(Caterplan Services)

The Supervisor of Properties reports as follows:

"Lease and operation of the City Hall cafeteria and East Wing Staff Lunchroom was awarded to the C.N.I.B. for a period of three years, (May 1st, 1976 to April 30th, 1979) and contained in the lease is a rental review clause with the effective date of the review being May 1st, 1978.

An analysis of the operating statement for the year ending 1977, issued by Price Waterhouse & Co., Chartered Accountants for the C.N.I.B. indicates that during the past year operating costs have remained fairly constant while profits increased approximately 4%.

cont'd.....

MANAGER'S REPORT, MAY 26, 1978 . . . . . (PROPERTIES: A9 - 3)

Clause No. 4 continued:

A projection of food prices by Caterplan for the current year, and a review of the rental presently charged by the City indicates that a minor increase in rental rates appears justified and in this regard, Mr. Lindsay, Manager of Caterplan, has agreed to pay an annual rental of \$4,151.37 (an increase of approximately 15%).

It is therefore recommended that a rental of \$4,151.37 for the period May 1st, 1978 to April 30th, 1979 be charged to Caterplan."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Removal of Building -  
2743 - 45 Point Grey Road

The Supervisor of Properties reports as follows:

"The subject property, legally described as Parcel B of Lots 4 and 5, Block 1, District Lot 192, was acquired May 31, 1975, as per resolution of City Council, June 17, 1975.

Improvement on the site consists of an older type two-storey duplex on a lot approximately 120 feet wide and 21,3000 sq.ft. in area.

The building exterior is in need of dry rot repair and painting and the interior domestic water piping has deteriorated with numerous leaks having been temporarily repaired.

It is noted that City Council "IN CAMERA" on February 6, 1973, Item 5, dealt with various matters regarding the Point Grey Road project. One of the recommendations by Council was that in consultation with the Parks Board, the City, proceed to open up the water view from these lands under City ownership.

For these reasons, the Supervisor of Properties recommends that arrangements be made for removal of the building. The adjoining City property, to the West, was cleared in October 1977. The combined sites will have a clear frontage of 230 ft. with approximately 41,775 sq.ft. of open space.

The Superintendent and the Board of Parks and Recreation will grade and landscape the site for park purposes.

The present tenants will be vacating the premises on May 31st, 1978.

It is therefore recommended that the Supervisor of Properties be authorized to call for tenders and to award the contract for removal of the building known as 2743 - 45 Point Grey Road at that time."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

MANAGER'S REPORT, MAY 26, 1978 . . . . . (PROPERTIES: A9 - 4)

6. Rent Review - City-owned Lot  
East side of 1400 Block Howe Street

The Supervisor of Properties reports as follows:-

"City owned Lot 10, Block 122, D.L. 541, located on the east side of the 1400 Block Howe Street between Pacific Street and Beach Avenue is leased to Skeans Engineering and Machinery Ltd. for five years from June 1, 1975 for storage purposes. This site is 25 ft. by 120 ft., zoned F.C.C.D.D. and the property has a gravel surface.

The rental was subject to review as from December 1, 1977. The present rent is \$80.00 a month and following negotiations the lessee has agreed to a rental increase to \$90.00 a month.

It is recommended that the rental be increased to \$90.00 per month as from December 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Rental Review: Commercial Drive Street-End  
North of Powell Street

The Supervisor of Properties reports as follows:

"Commercial Drive Street-End, north of Powell Street, is leased to the owners of the property abutting both sides of the street-end to December 31, 1982, for access and loading purposes only, in conjunction with their operations adjoining the street-end.

The east half of Commercial Drive Street-End is leased to the Sun Life of Canada.

The west half of Commercial Drive Street-End is leased to Omnipian Development Ltd.

The lessees have agreed to a revised rental as follows:-

East Half, \$1,497.28 per annum plus a proportion of Taxes.

West Half, \$1,497.28 per annum plus a proportion of Taxes.

All other conditions of the lease are to prevail.

Recommended that effective January 1, 1978 the rental be increased to \$1,497.28 per annum plus a proportion of taxes, for each leased area."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Burrard Street Widening, Purchase of Portion  
of Property, 1795 West Broadway

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976, approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

cont'd.....

MANAGER'S REPORT, MAY 26, 1978 . . . . . (PROPERTIES: A9 - 5)

Clause No. 8 continued:

The owners, Imperial Oil Limited, operate a service station at 1795 West Broadway, legally described as Lots 18 to 20, Block 328, D.L. 526, Plan 590 and have agreed to convey the west 7' X 125' of Lot 20 on the following basis:

(a) Loss of land (875 sq.ft.)	\$19,875.
(b) Loss of landscaping	1,493.
(c) Payment for construction of two concrete crossings	<u>1,632.</u>
	\$23,000.

It is noted that the widening will make access on to Burrard Street more difficult from the northerly crossing. To moderate this problem, the City Engineer has agreed to modify the location of this crossing. This modification is to be the subject of an Encroachment Agreement drawn to the satisfaction of the Director of Legal Services and the City Engineer. This agreement will release Imperial Oil Limited from the existing registered agreement which covers two crossings on Broadway and two crossings on Burrard Street. It will also obligate the owners of this property to relocate the northerly crossing on Burrard Street, at their expense, whenever the City is prepared to open the lane south of 8th Avenue and East of Burrard Street. This relocation will be such that the crossing will not interfere with traffic entering or leaving the aforementioned lane.

It is therefore recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF7992 on the foregoing basis, chargeable to Code #146/5921 (Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Consent of Assignment of Lease  
802 Pacific Street

The Supervisor of Properties reports as follows:

"The property at 802 Pacific Street, known as Lot C, Block 121, D.L. 541, is presently leased to Wilford S. Burnett, carrying on business in the firm name of Wilf's Automatic Transmissions Ltd., for a period of 10 years from November 1, 1977 to October 31, 1987.

Application by letter has been received from Mr. Burnett's lawyers to assign said lease over to the company name of Wilf's Automatic Transmissions Ltd.

It is recommended that the City consent to an assignment of said lease from Wilford S. Burnett to Wilf's Automatic Transmissions Ltd. subject to the documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont 'd.....

MANAGER'S REPORT, MAY 26, 1978 . . . . . (PROPERTIES: A9 - 6)

10. Burrard Street Widening - Purchase of  
Portion of Property, 1720 and 1770 Burrard Street

The Supervisor of Properties reports as follows:

"City Council on May 31, 1977 approved the expropriation of a portion of Lot "A", Block 217, District Lot 526, Plan 590 known as 1720 Burrard Street and a portion of Lot 40, Block 217, District Lot 526, Plan 590, known as 1770 Burrard Street. These portions required for the widening of Burrard Street are shown on City Engineer's Plan, marginally numbered LF 8295.

Although preparations for an arbitration hearing were commenced, negotiations continued and a settlement has been reached acceptable to the Director of Legal Services as follows:

(a)	Compensation for loss of land (1,278.2 sq.ft. X \$25. sq.ft.)	\$31,955.
(b)	Compensation for loss of landscaping	1,995.
(c)	City's share of pre-arbitration conference costs	<u>310.</u>
TOTAL COMPENSATION:		\$34,260.

Therefore, it is recommended that the Supervisor of Properties be authorized to acquire the above-described lands required for the widening of Burrard Street on the foregoing basis, chargeable to Account Code #146/5921 (Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

11. Rental Review, 260 Northern Street,  
Dan Can Manufacturing Co. Ltd.

The Supervisor of Properties reports as follows:

"City Council on March 13, 1973 approved a lease, to Dan Can Manufacturing Co. Ltd., of a one-storey building of 4,943 square feet for a term of 15 years and with a rental review every 5 years.

Following negotiations, the lessee has agreed to a rental increase from \$618.75 per month plus taxes to \$800. per month plus taxes commencing March 15, 1978. All other lease terms and conditions to remain the same.

Therefore, it is recommended that effective March 15th, 1978 the rental be increased to \$800. per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

CONSIDERATION AND RECOMMENDATION

12. Extension Request - Agreement for Sale

The Supervisor of Properties reports as follows:

"On October 19, 1976, City Council approved the sale of Lot 30, Block 85, District Lot 181 and 196 situated on the North side of East Georgia Street between Jackson and Princess Streets. The purchase price was \$27,600.00

cont'd.....



Clause No. 12 continued:

payable on City terms at 11%. Upon receipt of the total first installment and other related charges, the City registered an Agreement-for-Sale in favour of the purchasers.

When the second and third installments became due, the purchasers requested a six-month extension of the due dates to allow them time to re-finance. Interest was paid in each case. These extensions were within the eighteen-month purchase period, and were granted on the understanding that the total account would be paid in full at the end of the term.

To date, \$6,900.00 has been paid on the principal amount; plus \$2,201.00 by way of interest up to and including October 19, 1977; and taxes to December 31, 1977 in the amount of \$407.00. Still outstanding is \$20,700.00 principal; interest in the amount of \$1,403.00 from October 20, 1977 to May 31st, 1978 and 1978 taxes. Registration fees will be due upon registration of the deed. Written requests by this Office have resulted only in a verbal request for a further two-month extension, again to resolve their financial problems. No attempt has been made to pay the outstanding interest which is accruing at the rate of \$6.24 per day, and the eighteen-month term of the Agreement-for-Sale has now expired.

In the circumstances, the Supervisor of Properties recommends that an extension for two months, April 20th to June 19th, 1978 as verbally requested, be approved, with interest payable on the outstanding principal at the rate of 12%, subject to payment in full of all amounts due to the City by June 19th, 1978; and further recommends that if the account remains unpaid at June 19, 1978, the Director of Legal Services be authorized to immediately take whatever action may be necessary to protect the City's interest."

The City Manager has discussed the problem with the purchaser and has been assured that Council will get from him by May 30 a communication outlining the financial problems and making a specific request for new payment deadlines.

Subject to Council's consideration of this request, the City Manager RECOMMENDS approval of the foregoing recommendations of the Supervisor of Properties.

FOR COUNCIL ACTION SEE PAGE(S) 160 & 161

B

MANAGER'S REPORT

May 23, 1978

TO: Vancouver City Council

SUBJECT: Chinatown Historic Area Streetscape Improvement Project  
Senior Government Financial Assistance

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

" PURPOSE

The purpose of this report is to inform City Council on the recent responses from both Senior Governments concerning financial assistance for the above project and immediate action required for a formal resubmission to the Provincial Government for funding.

BACKGROUND

On October 18, 1977, City Council approved in principle the above project. One of the approved recommendations of the City Manager's report was as follows:

- ' B. THAT City Council, through the Mayor's Office, approach both the Provincial and Federal Governments requesting their consideration of financial assistance to the Chinatown project, similar to that previously made available for Gastown Beautification Projects (as discussed in Section 8 (D) of the report of the City Manager.)'

Since then, letters have been sent by the Mayor to the responsible Ministers of both the Federal and Provincial Governments. The latest responses to these are attached as Appendices 'A' & 'B'.

PRESENT SITUATION

In the case of the Federal Government, it seems that no other source of funding other than what is available through the Canada Works Program, is possible. Further discussions may be held regarding the feasibility of the City applying for assistance for this particular project under this program. However, the Canada Works Program does not provide a substantial degree of support for such Capital Works improvements to the City street. Therefore, substantial assistance from the Federal Government does not seem very likely, unless other Capital Works employment programs are reactivated in the near future.

In the case of the Provincial Government, the letter received from the Hon. Sam Bawlf seems to indicate also that no financial assistance will be available from the Ministry of Recreation and Conservation. However, from discussion held recently between the Mayor and a B.C. Heritage Trust representative, it has been indicated that the Province may be prepared to reconsider this position, and that a formal resubmission of this project would be appropriate at this time. Certain additional financial information clarifying the scope of the project has also been requested by Provincial authorities. This information would be included with the application.

It should be noted that the matter of Provincial financial assistance for the Chinatown project has also been discussed by the Vancouver Heritage Advisory Committee at its meetings of April 10th and May 8th, 1978. The V.H.A.C. at this time does not support the application for funding, if the funds are to come from those allocated under the provisions of the Heritage Conservation Act.

Going ahead with this project has already been delayed. Its implementation has now been postponed until the Spring of 1979. The Director of Planning feels that City Council should make a further approach for funding to the Provincial Government. This is particularly appropriate as this improvement project affects perhaps the most important Provincially designated heritage area in the City, is long overdue, and has previously received the full support of City Council when it was approved in principle in October, 1977.

Cont'd . . .

- 2 -

Recommendation

The Director of Planning recommends:

That City Council reiterate its full support for the Chinatown Historic Area Streetscape Improvement Project, and the Project be formally resubmitted to the Provincial Government for consideration of financial assistance as a heritage area improvement project. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 161

MANAGER'S REPORT

May 26, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application - Northwest Corner of  
67th Avenue and Hudson Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. F.J. Collins, Architect, to amend Zoning and Development By-law No. 3575, whereby the northwest corner of 67th Avenue and Hudson Street, Lot 'B' of Lots 20 to 23 inclusive of Block 8 of Block 'B', D.L.'s 319 etc., Plan 4895 be rezoned as follows:

Present Zone:	Southerly 99 feet (30.175m) - RT-2 Two-Family Dwelling District
	Northerly 32.6 feet (9.936m) - RS-1 One-Family Dwelling District
Requested Zone:	Northerly 32.6 feet (9.936m) - RT-2 Two-Family Dwelling District

This rezoning application has been submitted in conjunction with Development Permit Application Number 79537. If both applications were to be approved, a 7-unit townhouse project would be developed on the site. Under the Development Permit Application, the applicant has also requested a relaxation of the rear yard requirement of 35 feet (10.669m) to 7 feet (2.134m).

SITE DESCRIPTION

The site has a frontage along 67th Avenue of 82 feet (24.994m) with a depth of 131.6 feet (40.112 m) along Hudson Street, for a total site area of 10,783 square feet (1001.774m<sup>2</sup>). There is no lane or required dedication for lane separating this corner site from the two adjoining properties to the west and the north. (See Appendix A plan).

The basis for the rezoning application is the removal of the split zoning on the site - the front 99 feet (30.175m) is zoned RT-2 Two-Family Dwelling District (From 67th Avenue), with the rear 32.6 feet (9.936m) zoned RS-1 One-Family Dwelling District. This zoning would appear to have been created prior to 1938 with the resubdivision of four 33 foot (10.058m) lots which formerly fronted onto Hudson Street (former Lots 20-23).

The site is currently developed with a one and a half storey semi-detached two-family dwelling which was constructed in 1931. According to the owner, there are 3 bedrooms and a den in each unit. One of the units is currently occupied by the owner while the second unit is unoccupied due to anticipated redevelopment arising out of the present applications. This second dwelling unit (according to the owner) is normally rented for four hundred dollars (\$400.00) a month.

The RT-2 zoning on the north side of 67th Avenue is the northerly extent of a larger RT-2 district which extends almost to 70th Avenue. Development along the north side of 70th Avenue and to the south is regulated by the RM-3A Multiple Dwelling District Schedule.

The RT-2 Two-Family Dwelling District is generally developed with low scale one and two-family dwellings. Adjoining the site on the west is a large two-storey single family dwelling developed on a 40 foot (12.192m) wide property which is also split zoned in the same proportions as the site under consideration. Immediately to the south of the site, across 67th Avenue, are two new two-family dwellings, each developed on 33 foot (10.058m) wide lots. On the southeast corner of 67th Avenue and Hudson Street is the Marpole United Church and Christian Centre. Across Hudson Street to the east of the site is a large two and a half storey residential building which has been approved for use as a lodging home since 1953, providing 8 dwelling units.

The RS-1 One-Family Dwelling District to the north of the site is generally developed with one and one and a half storey single family dwellings. The lot immediately to the north of the site is developed with a one and a half storey with basement single family dwelling.

#### BACKGROUND

Development Permit Application No. 79537 was submitted on December 9, 1977. It became evident very quickly that the proposed relaxation of the rear yard was not possible under the existing zoning as:

1. Townhouses are not permitted under the RS-1 District Schedule, therefore this townhouse development could not be extended onto the RS-1 portion of the site;
2. The Director of Planning cannot consider the relaxation of the rear yard requirement of a new building in the RT-2 or RS-1 schedules.

The applicant was informed that the proposed development could not be considered under the present zoning situation and was further advised about rezoning application procedures. The rezoning application was made on December 20, 1977. Processing of the Development Permit Application proceeded and on January 11, 1978, a notification letter was sent to neighbouring residents. In response to this letter, and a sign posted on the site, a petition with 20 signatures and 3 letters in opposition to the proposed development have been received. A petition with 13 signatures in support of the proposal was submitted by the applicant on March 14, 1978. The Planning Department has mapped these responses in Appendix B.

#### PROPOSED DEVELOPMENT

The applicant submitted drawings with the Development Permit Application indicating the proposed development would consist of seven 2-bedroom units. Parking would be provided totally underground with a singular point of vehicular ingress/egress on Hudson Street.

#### CALCULATIONS

Site Area - 10,783 square feet (1001.774m<sup>2</sup>)

No. of units proposed - seven 2-bedroom townhouse units

Proposed floor area - 6,680 square feet (620.592m<sup>2</sup>)

<u>Proposed</u>	Permitted or Required under RT-2, noting that townhouses are a conditional use employing the RM-1 regulations
Floor Space Ratio 0.62	0.75
Site Coverage 31%	40%
Height of Building 2 storeys	2 storeys
Setbacks: 67th Ave. 24 feet (7.315m)	24 feet (7.315m)
East side 22 feet (6.706m)	7 feet (2.134m)
West side 7 feet (2.134m)	10 feet (3.048m)
Rear 7 feet (2.134m)	35 feet (10.668m)
Parking spaces 9 spaces	9 spaces

#### CITY ENGINEER

The City Engineer, in a memorandum dated December 21, 1977, in regard to Development Permit Application No. 79557, listed the following items yet to be resolved to his satisfaction:

1. Garbage pickup point.
2. Width of manoeuvring aisle.
3. Ramp grade.
4. Building grades and design elevations to be shown.

URBAN DESIGN PANEL

The Urban Design Panel reviewed the proposal under the Development Permit Application on two different occasions. Their comments were as follows:

"The Panel wishes to commend the applicant for having retained the existing vegetation. The desirability of increased modulation of the units together with an increased articulation of the roof surfaces was noted.

RECOMMENDATION: That this proposal be viewed as a progress report."

(February 2, 1978)

"The Panel noted the changes which the applicant had made since the February 2 submission, however, it is felt that this development should express sloping ridged roofs as featured by the surrounding single family development.

RECOMMENDATION: That this project be viewed as a progress report."

(February 16, 1978)

APPLICANT'S STATEMENT

The applicant submitted a written brief in support of the Development Permit Application. The Planning Department has attached this brief as Appendix C.

The applicant has now stated, in discussion with Planning Department staff, that he no longer holds an option on the purchase of the property which is the subject of this application. Having paid the rezoning processing fee, the applicant felt it desirable to pursue the issue with Council on behalf of the property's owner.

Marpole Local Area Planning Committee

The Planning Committee reviewed the application and the recommendation of the Director of Planning at their meeting of May 11, 1978. The members of the Committee were in general agreement with the recommendation of the Director of Planning contained in this report and are looking forward to an examination of the RT-2 District in the Marpole area.

ANALYSIS

The RT-2 Two-Family Dwelling District of Marpole is presently a residential area of low scale, being largely developed with single-family dwellings and some older duplexes which blend well with that character and appear to have a sound future life expectancy. New development which has taken place has been limited to duplex development. An important consideration of the Marpole Area Planning Program will be the appropriateness of townhouses in conjunction with a review of this entire RT-2 area.

Approval of a townhouse development (particularly one requiring rezoning at the northern edge of the area) would pre-suppose the ultimate outcome of the planning program, and represent a disregard for local citizen input at the initial stages of a program whose whole basis is the encouragement of such input. As well, approval of a townhouse proposal on this site might be viewed by builders and investors as an indication of City support for further townhouse developments in the immediate area. Subsequent investment activity and land assemblies could be detrimental to the existing residential quality of the area. More than a few townhouse developments would greatly change the character of the area. Council should seek to stabilise the community at this time by assuring that isolated development will not take place before a comprehensive study is complete. The Marpole Planning Committee is aware that higher density may be necessary to maintain services such as schools, but at the same time a careful assessment of the existing community is necessary before change can be anticipated and directed.

Where a site has potential for a townhouse development compatible with the surrounding community, the Planning Department has responded favourably. Such potential can normally be identified by a number of criteria, such as vacancy or underutilisation of a site, or occupancy of a site by buildings which are not structurally sound, and a proposal in character with development on adjacent lands. Redevelopment of such sites does allow for incremental growth of a community over a long period of time. This site does not meet most of the criteria for townhouse

development. The present structure is attractive and appears to be in good condition as is the house on the lot to the west. Of equal importance is the present character of this corner, with the existing two-family dwelling blending harmoniously and unobtrusively with the adjacent one-family dwellings.

The most immediate impact of a townhouse development would be on those people who live adjacent. Seven units in place of two would generate more activity at this relatively quiet corner. The attached Appendix B indicates both support and opposition to the rezoning and proposed development with considerable resident opposition from those who live along Hudson Street to the north. In this situation any benefits which may accrue to the City as a consequence of approval of the rezoning are outweighed by detrimental effects which would be felt in the surrounding community.

The problem of two zones existing on one site is not one of critical importance. The Planning Department has previously identified a number of these zoning anomalies but because of current resources has not set a high priority on this issue. There has, in general, been favourable consideration of individual applications which rectify split zoning situations, in order that a property may be evaluated under one set of regulations rather than two or more. In reviewing the entire RT-2 District on the north side of 67th Avenue, it was discovered that there are three other lots currently split zoned RT-2/RS-1. Given that Marpole Local Area Planning Program commenced in January 1978, it is felt that all four lots should be reviewed at the same time through that program.

Refusal of this application would leave the applicant with three alternatives.

- (a) The site could be left as is with its present development remaining. The existing building appears to be in good condition and fits in well with the existing neighbourhood.
- (b) The site could be redeveloped with a new two-family dwelling, providing that a proposed development met with regulations of the existing RT-2 zone. Given that the site is already developed with what appears to be a good two-family dwelling, this alternative would seem inappropriate and unlikely to occur at the present time.
- (c) The third possible alternative would be the subdivision of the site into two lots for two single-family dwellings, or two two-family dwellings. Such a subdivision would be subject to resolving the problems associated with the creation of an interior lot without secondary access. These problems cannot be readily resolved and again, seem unlikely to occur.

#### SUMMARY

The Director of Planning cannot support the rezoning or the development of this site with a townhouse project. This application is premature in light of the Marpole Local Area Planning Program and similar split-zoned sites in the vicinity. In reviewing the potential benefits of redevelopment of this site, the conclusion is that the existing dwelling is appropriate to the site and surrounding development, and any benefits to the rezoning would be outweighed by detrimental effects in the surrounding community.

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 161

D

MANAGER'S REPORTDATE May 25, 1978

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Consent of Assignment of Lease - Air  
Space over West Hastings Street - 1000 Block

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The Supervisor of Properties reports as follows:

"British Pacific Building Limited leases air space over West Hastings Street between Parcel D, Block 1, D.L. 185 and Lot F, Block 1, D.L. 185 for a term of 30 years from October 31, 1977.

Application has been received from their lawyers requesting assignment of said lease from British Pacific Building Limited to the Great West Life Assurance Company.

It is recommended that the City consent to an assignment of the lease of air space over West Hastings Street from British Pacific Building Limited to the Great West Life Assurance Company subject to the documents of assignment being to the satisfaction of the Director of Legal Services.

The Director of Legal Services concurs with said assignment."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 162



PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

MAY 18, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday May 18, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Kennedy  
Alderman Puil

ABSENT : Alderman Gibson

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATION1. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated May 15, 1978 from the Zoning Planner forwarding the monthly status report on rezoning applications for the month of April, 1978 (on file in the City Clerk's office).

Mr. R. Scobie noted that the By-law for Granville Island was enacted on May 16, 1978 and not April 18, 1978 as indicated in the report. He advised that the rezoning application for the south side of Kingsway between Battison and Lincoln had been withdrawn. A new application has been received for the same property plus additional lands to the east. This has been placed on hold pending the outcome of the Kingsway Task Force Study. With respect to the rezoning application for 3338 and 3390 The Crescent, Mr. Scobie advised that the Shaughnessy Heights Property Owners Association has met with the Planning Department. A status report to the Committee would be coming forward shortly.

## RECOMMENDED

THAT the monthly status report on rezoning applications for the month of April, 1978 be received.

2. Granville Street - Nelson Street to Granville Bridge  
Provision of Additional Litter Containers

The Committee considered a report of the City Manager dated April 20, 1978 (copy circulated) in which the City Engineer advised that the merchants and building owners on this portion of Granville Street were generally satisfied with the level of

cont'd.....

Part Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 18, 1978

(I-2)

Clause No. 2 continued:

street cleaning provided by the City but requested additional litter containers near bus stops and other heavy traffic points. There are twelve existing litter containers. An additional four could be placed at four bus zones at a cost of \$600 to purchase and install, plus \$400 for maintenance for the balance of 1978.

RECOMMENDED

THAT four additional litter containers be provided at four bus zones on Granville Street between Nelson Street and the Granville Bridge at a cost of \$1000 for purchase, installation and 1978 maintenance, funds to come from contingency reserve.

3. Strathcona - Planning Process and City-owned Lands located West of Hawks Avenue between Prior Street and Malkin Avenue

The Committee considered a report of the City Manager dated May 2, 1978 (copy circulated) forwarding a report of the Director of Planning dated May 2, 1978 (on file in the City Clerk's office).

Messrs. J. Winsor and M. Pedneault, Area Planning, outlined actions taken to date by the City, in response to a brief presented by the Strathcona Property Owners and Tenants Association on March 29, 1977 which dealt with matters such as planning assistance, housing, community services and transportation.

On January 27, 1977 the Planning and Development Committee considered a report of the City Manager which outlined various alternatives for the use of City-owned lands located west of Hawks Avenue between Prior Street and Malkin Avenue known as "Portion D". S.P.O.T.A. requested the Committee to defer consideration of the Manager's report until the Association had an opportunity to bring the issue and other concerns to the attention of City Council.

On March 29, 1977 Council resolved that the matter be deferred and the Director of Planning was instructed to report back after initiating a planning process with the Strathcona Community in an endeavour to resolve the problems involved.

The Planning Department report deals with issues which have been handled generally on an individual issue basis i.e., S.P.O.T.A.'s concerns related to:

- Kiwassa
- Area North of Hastings - Waterfront Access
- Costs and Delays in Building Family Housing
- Home Insurance
- Taxes
- Rail Yard Noise, Rail Rationalization

cont'd.....

Part Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 18, 1978

(I-3)

Clause No. 3 continued:

Issues which are more interrelated in nature, require further negotiation and co-ordination are:

- Senior Citizens Facilities
- Community Services
- Prior Street Traffic
- Trucks
- Parking
- Site C & D
- Disposition of City-owned land, "Portion D"

The Director of Planning recommended that follow-up action be undertaken on the issue of rail noise emanating from the Burlington Rail Yards south of Malkin Avenue and that various decisions regarding parking, traffic, land use options, social service provision, etc. be studied in the broader context of the Strathcona Community and incorporation as part of the Land Use study for Sites C & D.

Mrs. B. Lee, President and Mr. G. Chapman spoke on behalf of the Strathcona Property Owners and Tenants Association noting:

- a) The Association's reponse to the Planning Department report is one of support.
- b) The Association would like to develop family housing on Sites C and D.
- c) S.P.O.T.A. is exploring the possibility of purchasing the Pender Y.W.C.A. to utilize as a community health/dental clinic for seniors and families.
- d) S.P.O.T.A. realizes the expense to upgrade Malkin Avenue to alleviate traffic on Prior Street -- this should be a long-term plan indicating it would be done sometime in the future.

After a discussion on the various issues the Committee,

RECOMMENDED

- A. THAT a decision with respect to the disposition of City-owned lands west of Hawks between Prior and Malkin known as "Portion D" be deferred pending a staff report on land use options for City-owned land Sites C & D west of Jackson Avenue between Pender and Keefer Streets.
- B. THAT the Director of Planning arrange a meeting between representatives of the Strathcona community, Burlington Northern Railway and City staff to discuss means of alleviating noise from the rail yards.

cont'd.....

Part Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 18, 1978

(I-4)

Clause No. 3 continued:

- C. THAT the Director of Planning organize a meeting among representatives of the Planning Department, Social Planning Department, Vancouver Health Department, the Vancouver Parks Board, and representatives of the Strathcona Community to discuss plans for recreation and health related services for the community.
- D. THAT informal liaison between the representatives of the Strathcona Community, City staff and City Council be continued.
- E. THAT City officials investigate with representatives of the Pender Y.W.C.A. the possibility of withholding a decision on the sale of the property for six months and report back.

4. Kingsway Task Force Study Report

The Committee considered a report of the City Manager dated May 11, 1978 (copy circulated) forwarding the Kingsway Task Force Summary Report dated May 10, 1978 (on file in the City Clerk's office).

Council on January 10, 1978 approved a recommendation of the Standing Committee on Planning and Development for a Task Force approach for a study to determine development policies for Kingsway East, bounded by Boundary Road, 29th Avenue, Rupert Street and 49th Avenue.

A three-person joint Engineering-Planning Task Force was assigned to begin work on this study February 1st. Specialized assistance was obtained from other civic staff, consultants, planning students and area residents, notably in the areas of Urban Design, market analysis, and noise abatement/acoustical problems.

The Task Force report notes that the major external forces influencing Kingsway East include:

- The G.V.R.D. Liveable Region Program
- Burnaby Metro Town
- Proposed second stage of the B.C. Tel building
- Proposed L.R.T. system along the B.C. Hydro right-of-way
- An additional two thousand new residential units in Champlain Heights, Areas E and F
- Kingsway's role as a primary arterial

The Task Force made recommendations with respect to general policies to guide change, further status of emerging and predicted problems and immediate actions on current redevelopment proposals including specific guidelines for sites proposed for rezoning and being held pending outcome of the Study.

The Director of Planning and City Engineer advise that this report is comparable to a Consultant's report and as such

cont'd.....

Part Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 18, 1978

(I-5)

Clause No. 4 continued:

the conclusions reached do not necessarily reflect their viewpoint. Further staff review of the study in connection with feedback from the community groups is still required before detailed recommendations can be made. It is proposed to hold a public information meeting in the area, with members of Council invited, to receive comments of affected individuals and community groups. After comments have been received the Director of Planning and City Engineer will report to a meeting of the Standing Committees on Planning and Development and Transportation.

The officials recommended:

"THAT the Director of Planning be instructed to commence processing rezoning applications which have been withheld pending completion of this Study; the final report(s) to Council be deferred until Council has considered recommendations of the joint committees."

The members of the Committee felt that this should be deferred until after the comments are received from the public information meeting.

The Committee,

RECOMMENDED

- A. THAT Council receive the Kingsway Task Force Summary Report.
  - B. THAT the Director of Planning be instructed to hold a Public Information Meeting in the community and circulate the Task Force Conclusions to affected individuals and community groups in the Study area and invite their comments.
  - C. THAT after comments have been received from community groups, etc., the Director of Planning and City Engineer report back to a special joint meeting of the Standing Committees on Planning and Development and Transportation on Task Force recommendations.
  - D. THAT recommendation D contained in the City Manager's report dated May 11, 1978 be deferred pending the outcome of the public information meeting.
5. The Residential Rehabilitation Assistance Program - Program Design Changes

The Committee considered a report of the City Manager dated May 16, 1978 (copy circulated) in which the Director of Planning advised that on Friday, May 12, 1978, the City R.R.A.P. Administrator was advised verbally by the local Branch Office of C.M.H.C. of two specific changes to the design of the R.R.A.P. Program which were to be implemented immediately:

cont'd.....

Part Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 May 18, 1978

(I-6)

Clause No. 5 continued:

- a) A change in the interest charge of future R.R.A.P. loans to a rate related to that yielded by certain Government of Canada bonds. The current interest rate for Section 34.1 NHA funding is 10%. The interest reduction grant previously given through Section 56.1 NHA funding is no longer available.
- b) A change to the loan forgiveness available on all privately-owned rental properties, except existing non-profits and co-operative, so that in future such forgiveness will be an amount equal to fifty per cent of the R.R.A.P. costs, but in no case exceeding \$2,500 for each family housing unit.

The office further advised that only applications received by the local C.M.H.C. office no later than the close of business hours on May 13, 1978 would be considered under the previous program design. The above advice was confirmed in a letter received by the City Clerk on May 15, 1978.

The report states that without the interest reduction grant there will be little advantage in most cases to arrange loan forgiveness through the Residential Rehabilitation Assistance Program and with a reduction in the loan forgiveness available to the landlord it will no longer be possible to undertake the necessary rehabilitation work and retain rental rates suitable for low and middle income tenants.

The Director of Planning expressed concern that there was virtually no consultation with the municipalities that are now responsible for administering R.R.A.P. and there was no lead time to prepare any promotional materials. Much of the information now on hand can no longer be used and promotional efforts will be interrupted while new materials are being prepared. As the program is becoming more restricted in terms of the assistance available to the individual applicant, it will become more difficult to promote and encourage applications. More time will be spent in the promotion of applications resulting in an increase in overall administration costs. Also, it is anticipated that a larger number of applicants will cancel, reducing the total agency fee received by the City.

The Committee,

RECOMMENDED

THAT the Mayor express in the strongest possible terms, Council's displeasure to both the Federal Minister of State for Urban Affairs and the Provincial Minister for Municipal Affairs and Housing that the recently announced changes to the R.R.A.P. program design have been implemented without prior consultation with the Municipalities responsible for the administration of R.R.A.P. and urge that consultation occur between C.M.H.C. and the Municipalities prior to any future program changes.

The meeting adjourned at approximately 3:45 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 163

REPORT TO COUNCIL**II**STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

MAY 18, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 18, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Bellamy  
Alderman Ford  
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, May 4, 1978, were adopted after the following amendment:

Add the words "One member pointed out the City does not control access to the site" to the first paragraph on Page 3 dealing with Jericho Hangar No. 5.

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item were unanimous.

RECOMMENDATION1. Boat Daycare Centre Property

At the request of the Chairman, copies of the following memorandum dated May 15, 1978, from Alderman M. Ford to the City Manager were distributed to the members for consideration this day:

" The Boat Daycare Centre, 2948 Victoria Drive is located on three lots adjacent to John Hendry Park. These were sold to the School Board, who have now decided not to expand in the area and the lots have been offered back to the City or, failing that, they are to be put on the market. Since the cost of moving the Daycare Centre would be prohibitive, and since a considerable amount of money has been invested in the Daycare Centre, it does not seem to be good economics to allow this Daycare Centre to be demolished at this time. There was \$9,500 of N.I.P. money expended on exterior renovations and toys, \$2,375 came from the City. Servicing for the site cost the City \$2,937 and fencing - \$500. The 'Save the Children' fund has also expended money at this Daycare Centre.

I suggest that the City re-purchase these three lots and continue to lease to the Boat Daycare Centre until such time as the need for daycare in the area is diminished or until there is room in the local school to absorb the

Continued . . .

Clause No. 1 Continued

" Daycare Centre. At that time the question of selling the lots could be reconsidered. It does not seem to be good economics to lose the Daycare Centre while there is still a need for it, since, undoubtedly, some other arrangements will have to be made for the children.

I understand the School Board will sell the lots to the City for the original purchase price. So, from an investment point of view, it is a reasonably good buy. "

Appearing before the Committee on this matter was the Deputy Director of Finance who suggested two recommendations which the Committee might put forward to Council if the Committee is interested in purchasing back the three lots from the School Board.

Following brief consideration, it was

RECOMMENDED

- A. THAT the Supervisor of Properties negotiate with the Vancouver School Board to acquire the three properties upon which the Boat Daycare Centre is situated at 2948 Victoria Drive, with report to City Council.
- B. THAT it be recommended to the Property Endowment Fund Board that the three properties be acquired with Property Endowment Fund monies, on the basis that they appear to be a reasonable investment.

2. Fire By-law Upgrading - Hotel Vancouver

The Committee had before it for consideration a Manager's report dated May 9, 1978, in which the Fire Chief, in accordance with the Committee's instructions, reported on the third progress report from Hotel Vancouver officials regarding the hotel's compliance with the City fire by-law.

In the report, the Fire Chief reported that progress can be summarized as follows:

- "a) Complete sprinkler system architectural drawings have been approved by the Fire Department. Tenders for the installation of this system closed on April 24th, 1978.
- b) A bar chart schedule of approximate completion dates for phases 1, 2, and 3 has been submitted to the Fire Department.
- c) Tenders have been called for installation of the fire alarm system. Tenders to close of May 23, 1978.
- d) Fire alarm architectural drawings have been reviewed by the Fire Department, errors and omissions were corrected and the plans were returned for revision to Keen Engineering Company.
- e) Guest room door modifications are continuing.

The Fire Chief is satisfied that reasonable progress is being maintained by the hotel management. "



Report to Council  
 Standing Committee of Council on Community Services  
 May 18, 1978

(II-3)

Clause No. 2 Continued

Appearing before the Committee on this matter was the Chief Fire Warden who advised the Committee that he and other City officials had met with officials of Canadian National from Montreal the day before the Committee meeting to discuss this matter and that progress is continuing and is up-to-date.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 9, 1978, be received.

3. 1978 Spring Quarter Grants Report

The Committee had before it for consideration a Manager's report dated May 10, 1978, in which the Director of Social Planning reported on twenty-five grant requests totalling \$318,822 on which the Director of Social Planning recommended grants totalling \$71,432 to ten of the organizations applying. It was noted from the report that if these ten grants are approved, it would leave an unappropriated balance in the 1978 community services grant budget of \$128,356.

Appearing before the Committee on this matter were three members of the Social Planning Department who reviewed each application individually, providing background information on the functions and finances of each organization and the reason for Social Planning's recommendation in each case.

Prior to the Committee examining each application, a representative from the Social Planning Department advised there was an additional application and an information sheet dealing with this application was distributed to the members.

The Social Planning Department's spokesman then advised the Committee of new figures to be substituted on Page 1 of the Manager's report to reflect this additional grant application. (These amendments are indicated on the attached Manager's report.)

When considering the application of the B.C. Coalition of the Disabled for a grant of \$56,280 (a case where Social Planning recommended there be no grant), a spokesman for the organization, in response to questions by the Committee, indicated that office expenses total \$4,510.

When considering the application of the B.C. Civil Liberties Association for a grant of \$5,000, a representative from the Association, in response to questions by the Committee, indicated that a grant from the City would ensure the organization would receive Federal funding.

It was

RECOMMENDED

- A. THAT City Council approve grants totalling \$86,274 to sixteen organizations in the amounts indicated in the righthand column of the appendices to the City Manager's report dated May 10, 1978, and subject to any terms and conditions of the Director of Social Planning.

Continued . . . .

Clause No. 3 Continued

- B. THAT no grants be made to the following organizations:

Elizabeth Fry Society  
 Canadian Memorial Church  
 B.C. Ski Team  
 New Age Community Centre  
 Vancouver Dilaram House  
 Victoria Order of Nurses  
 Sierra Club of Western Canada  
 People Place - East Indian Senior Citizen Program  
 Epilepsy International Symposium

- C. THAT consideration of the Vancouver East Lion's Club grant application be deferred pending the result of the City's application to the Recreation Facilities Assistance Program (REFAP) for the applied for grant of \$25,705.

4. Gastown Residents Association -  
 (Stanley and New Fountain Hotels)

The Committee had before it for consideration a Manager's report dated May 9, 1978 (copy circulated) in which the Director of Social Planning reported on the history of the operation of the Gastown Residents Association which houses 103 residents at 36 Blood Alley Square.

The report reviewed a number of problems which the Gastown Residents have had to deal with, reviewed a series of recommendations passed by City Council on December 6, 1977, when the financial problems of the residence became critical in the last few months of 1977, and the results of Council's December 6, 1977 motions. The report concluded that at this time, Central Mortgage & Housing Corporation is taking a supportive and active role in the affairs of the Gastown Residents and that the Director of Social Planning feels it is appropriate for the City to withdraw its involvement in the residence now that it appears to be functioning fairly smoothly.

Appearing before the Committee on this matter was a representative of the Social Planning Department who reviewed the report.

During discussion, the Chairman pointed out that there continues to be difficulty encountered by many residents in filling out SAFER Provincial Government application forms, and the representative from the Social Planning Department was requested to prepare a report for the Committee on how the SAFER application form could be simplified.

Following further discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 9, 1978, be received.

The meeting adjourned at approximately 3:00 P.M.

REPORT TO COUNCIL  
 STANDING COMMITTEE OF COUNCIL  
 ON  
TRANSPORTATION  
 May 18, 1978

III

A meeting of the Standing Committee of Council on Transportation was held on Thursday, May 18, 1978 in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman  
 Alderman D. Bellamy  
 Alderman M. Ford  
 Alderman M. Harcourt  
 Alderman H. Rankin

COMMITTEE  
 CLERK: J. Thomas

The minutes of the meeting of May 4, 1978 were adopted.

RECOMMENDATION:

1. Garbage Containers on City Lanes/Streets

The Committee had for consideration a Manager's Report dated May 12, 1978 (circulated) in which the City Engineer referred to the problems associated with the proliferation of large garbage containers located on city streets and lanes and recommended a program to control and regulate the placement of the containers.

The City Engineer recommended as follows:

- (a) A program to regulate placement of garbage containers on city streets be approved. Further, that the location and maximum size of containers be to the satisfaction of the City Engineer.
- (b) The Director of Legal Services and the City Engineer be instructed to prepare the appropriate agreement and execute it on behalf of the City with companies wishing to place containers on the street.
- (c) A rental fee be set at \$12.00 per year per cubic yard of container volume. This rental is to be reviewed in 1979 with a report back to Council on the success of the program and continuing administrative costs.
- (d) An expenditure of \$7,000 be approved to implement this program in 1978. There will be no net cost to the City as the program is expected to generate revenue of approximately \$8,000 in 1978, and \$15,000 in ensuing years.

Present for the discussion were:

Mr. G. Mass	Smithrite Disposal Ltd.
Mr. L. Remple	Haulaway Disposal Ltd.
Mr. K. Muter	Superior Sanitation Services Ltd.
Mr. M. Cecconi	IXL Service Ltd.

The Assistant City Engineer, Traffic Division, reviewed the report with the Committee, and displayed photographs illustrating typical problems. Mr. Rudberg advised the placement of containers on streets and lanes was prohibited by the Street and Traffic By-Law and the Refuse By-Law.

Cont'd. . . . .

Report to Council  
 Standing Committee of Council  
 on Transportation  
 May 18, 1978 . . . . . (III - 2)

In older areas of the City where buildings did not have off-street locations for containers the practice had been tolerated for the past 10 - 12 years because a useful public function was being served. However, there were now approximately 500 large garbage containers in the lanes, resulting in increasing congestion and restriction of vehicular traffic. Loading and unloading of commercial deliveries in lanes was increasing, thus compounding the problem. One example was the commercial area in the vicinity of the Granville Mall, where lanes were the only means available for deliveries.

Mr. Mass presented a brief (on file) submitting the biggest problem in back lanes was not the placement of containers but the location of power and telephone poles and improperly parked vehicles for which no one would accept responsibility for removal.

A tour of alleys and lanes disclosed 90% of the containers not located on customer property were placed behind or adjacent to power and telephone poles, and could not be considered a traffic hazard. Mr. Mass contended the main thrust of the City Engineer's proposal was to establish a new source of revenue which would reduce the efficiency of the private haulers and result in additional costs for their customers. Smithrite would do everything legally possible to resist the introduction of the program.

Mr. Remple (brief filed) questioned efforts to control private enterprise with more and more red tape at a time when merchants and business were suffering from the economic climate. On June 1, 1978 disposal field fees would be increased 25%, and this would have to be passed on to the customer. The Union contract would shortly be re-negotiated and the new rates would be passed on. How much could the merchant or business be expected to bear? If the regulations were approved his company's operations in Vancouver would no longer be economically viable. If other haulers were in the same position, the City would have an imposed monopoly. Mr. Remple urged the proposal be scrapped.

Mr. Muter (brief filed) advised it was not clear whether the City intended imposing the rental fees on its own customers. If not, it appeared the City was singling out the private enterprise firms as the ones to bear the costs, which would then be passed along to their customers. Private companies were making a commendable effort to keep areas of the city clean and sanitary, and should be encouraged to continue. If customers could not afford container services the outcome might be quantities of loose garbage in the lane-ways.

Mr. Cecconi (brief filed) stated his company was opposed to the proposal because it would do nothing to effect a solution to the problem, but would impose an unnecessary financial burden on city businesses in times of economic uncertainty.

The City Engineer referred to the industry's claim that the City was setting up a bureaucratic nightmare. Mr. Curtis pointed out the City had thousands of encroachment agreements relating to control of use of lanes, streets and sidewalks. Container agreements would be dealt with on the same basis.

Cont'd. . . . .

Report to Council  
 Standing Committee of Council  
 on Transportation  
 May 18, 1978 . . . . .

(III - 3)

During discussion members of the Committee agreed the obstruction of downtown lanes and alleys was a serious problem, but it was felt the recommendations proposed would not provide a complete solution. There was still room for negotiation between the City and private contractors, and the industry representatives were urged to co-operate in discussions with the Engineering staff in an effort to reach an acceptable solution.

It was

RECOMMENDED,

THAT consideration be deferred for one month, pending further discussion between City staff and industry representatives.

## 2. Arthur Laing Bridge

On July 28, 1977 at a joint meeting of Vancouver and Richmond Councils to discuss Richmond's proposal to open the Arthur Laing Bridge to commuter traffic, it was agreed the matter be referred to the Transportation Committee for further study in conjunction with B. C. Hydro and report back.

Before the Committee for consideration this day was a Manager's Report dated May 9, 1978 (circulated) in which the City Engineer recommended that Vancouver join Richmond in negotiating with the Federal Government for a study of direct exclusive transit routing between Vancouver and Richmond via Sea Island.

In the report, the City Engineer advised Richmond Council on February 17, 1978 had decided to negotiate with the Federal Government for provision of a commuter bus access ramp onto the Arthur Laing Bridge.

Committee members questioned the Assistant City Engineer - Traffic Division on what means could be used to ensure transit-only use if access ramps were installed. Mr. Rudberg replied it was anticipated that signs and police enforcement would provide an effective deterrent.

It was

RECOMMENDED,

THAT Council join Richmond in negotiating with the Federal Government for a study of direct exclusive transit routing between Vancouver and Richmond via Sea Island. This study should incorporate the following items:

1. Design of exclusive transit access from Richmond to Sea Island and the Laing Bridge.
2. Design of exclusive transit access from the Laing Bridge to the Arbutus LRT corridor in Vancouver.
3. Review of the Richmond and Massey Tunnel transit services and the potential for routings via the Laing Bridge.

The meeting adjourned at approximately 4:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 164

## IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

MAY 18, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 18, 1978, in Committee Room No. 3, Third Floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman  
Alderman Marzari  
Alderman Puil

ABSENT : Alderman Gerard  
Alderman Gibson

CLERK : G. Barden

RECOMMENDATION1. Grant Request - AAP-KI-MEHFIL Cultural Society

The Committee considered the attached Manager's Report dated May 11, 1978, wherein the Director of Social Planning reported on a request from the AAP-KI-MEHFIL Cultural Society for a grant in the amount of \$1,270 to cover the rental of the Queen Elizabeth Theatre, where they staged a benefit concert on May 14, 1978, in order to raise funds for their organization. The aims of the Society include:

- (a) To promote the growth and appreciation, as well as to serve Canadian Multiculturalism through music and folklore of India and other Asian countries.
- (b) To promote communication, mutual tolerance and understanding between Canadians of Indian Origin and other ethnic groups and nationalities of Canada.

Their programs include television productions, video tapes for use in schools, cultural activities for seniors and information sharing about the East Indian community and about Government services for ethnic groups.

Mr. N. Damji and Mrs. Sardana representing the Society, advised that they had collected approximately \$3,000 at the concert but following deductions for rental and other fees they only had approximately \$600 left towards their program. They reported that they had interviewed school children and found they are suffering discrimination and they hope to bring better understanding in the community between all Canadians through their program.

It was pointed out that their request would have to be considered as an outright grant since their request comes after the concert in the Queen Elizabeth Theatre. The Committee advised the Society representatives that their grant request should go before the Community Services Committee and be considered with all the social services grants early in the year.

Following further discussion, a motion was put to approve 50% of their grant request, being \$635, and the motion was lost. The Committee took no further action on this matter.

continued.....

2. Fire Department - Staff

The Committee considered the attached Manager's Report dated April 25, 1978 wherein the Fire Chief and Administrative Analyst reported on staff requirements in the Fire Department.

Fire Chief Konig pointed out that the complexity of the working conditions, more diverse responsibilities related to the Fire By-law enforcement and general administrative duties have increased the workload to the point where an additional staff officer is necessary. He explained the reasons why the work could not be handled by a clerk or a computer.

It was further pointed out that vacant positions in the Fire Department could not be permanently posted until the incumbent has officially retired. This increases the workload as the hiring practices of the Fire Department are such that the minimum manning strength must be maintained when an officer is sick or takes vacation prior to his official retirement date. This is handled by placing staff in an acting capacity in the interim. The extra administrative workload created by this procedure could be alleviated if the Fire Chief was permitted to fill the positions on a permanent basis.

Following further discussion, it was

RECOMMENDED

- (A) THAT, subject to classification by the Director of Personnel Services, an additional Assistant Fire Chief be authorized in the Fire Department at an annual recurring cost of approximately \$30,000 per year based on 1977 rates, and a new and nonrecurring cost of \$1200 for office furnishings and equipment.
- (B) THAT the Fire Chief be authorized to post and fill all positions upon the incumbent leaving in anticipation of retirement; this proposal will not involve any extra costs to the City.

3. Possible Sale of ½ Block at 2500 Block Franklin Street (Hastings Collective Parking Project) to J. Funaro

The Committee considered the attached Manager's Report dated May 8, 1978, wherein the Director of Finance and the Supervisor of Properties reported on the property value and possible sale price of the City owned ½ block in the 2500 block Franklin Street currently used for the Hastings Collective Parking Project.

The City Manager submitted a memo dated May 16, 1978 suggesting a procedure to follow to bring the matter to a conclusion. The major steps discussed by the Committee were:

- a sale price be established;
- ascertain the wishes of the people paying on the local improvement;
- the conditions under which the lot should be made available;
- legal mechanism for doing so;
- rezoning of the site;
- a public hearing to be arranged;
- approval of Development Permit Application.

Report to Council  
 Standing Committee on Finance and Administration  
 May 18, 1978 . . . . .

3

Clause #3 continued:

City officials felt the logical step to start with would be to determine a sale price as this step would entail the least amount of staff time expended if mutual agreement between the City and the purchaser could not be arranged.

Mr. J. Baker, Solicitor, Mr. G. Massey, Architect, together with Mr. and Mrs. J. Funaro attended the meeting and spoke to the proposal. Mr. Baker advised that his client has already spent a considerable amount of time and money on the proposal and he felt that the matter may as well be concluded if a sale price could not be agreed upon at this point.

The Director of Legal Services advised that some months ago it was felt that there was little objection to the development proposal but recently more objections have been received. He stated that it is unlikely that the Legislature would pass legislation relieving the City of its obligation to hold the property in trust unless an overwhelming majority of the property owners consented to termination of the trust.

During the ensuing discussion, Committee members were of the opinion that the sale price should not be discussed at this point. They felt that a survey of the property owners paying on the local improvement should be undertaken first to ascertain under what, if any, circumstances the property owners would be agreeable to giving up their existing parking arrangements. The Committee also felt that arrangements for a public hearing should proceed simultaneously with the survey.

Following further discussion, it was

RECOMMENDED

- (A) THAT the City Manager conduct a survey of the legal property owners of the Hastings Collective Parking Project to ascertain their wishes regarding the proposed development and the circumstances under which they would be agreeable to terminating the trust held on the project by the City.
- (B) THAT arrangements for a public hearing proceed simultaneously with the survey on this matter.

The meeting adjourned at approximately 4:55 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 164 & 165



IV (i)

MANAGER'S REPORT

May 26, 1978

TO: Vancouver City Council

SUBJECT: 2500 BLOCK FRANKLIN STREET

CLASSIFICATION: Recommendation

The City Manager reports as follows:

The staff recommendation to the Finance & Administration Committee had been to try to settle the financial terms of any deal with Mr. Funaro before proceeding further with the legal and the planning issues.

However, the Committee recommends that the first step be to ascertain the views of the property owners who contribute to the Collective Parking Lot.

If Council approves this recommendation, I recommend the following procedure:

- 1) Land Registry Office to provide certificates of encumbrance;
- 2) Law Department to determine who the legal owners now are of each piece of property;
- 3) A letter to be prepared to each owner, explaining
  - a) the proposed development
  - b) the new parking arrangements
  - c) the financial arrangements for the property owners
  - d) where to get extra information
 and requesting an answer within four weeks.
- 4) Letter to be prepared jointly by Planning, Law and Engineering, and to be sent out by registered mail from the City Clerk's Office who will also do a follow-up;
- 5) A flyer to be distributed by hand at the same time to the merchants (who are usually lessees on the same properties) telling them of the proposal made to the property owners and encouraging them to contact and give him the lessee's views.
- 6) The returns to be tabulated and presented to Council with recommendations for further action.
- 7) The financial arrangements to be proposed under (3c) to include:
  - a) No further maintenance contributions
  - b) Contributors making annual payments for the acquisition of the lot to cease further payments
  - c) Property owners who paid their share to be refunded a portion of their payments
  - d) The reimbursements under (c) to be charged against the proceeds from the sale of the lot
  - e) The local improvement by-law to be cancelled.

In the event that Council approves the recommendation from the Finance & Administration Committee, then the City Manager RECOMMENDS:

- A) That the survey be undertaken by the City using the procedure outlined in (1) to (7) above.
- B) That up to \$1,000 be appropriated from the Contingency Reserve to defray costs of the survey.

FOR COUNCIL ACTION SEE PAGE(S) 165